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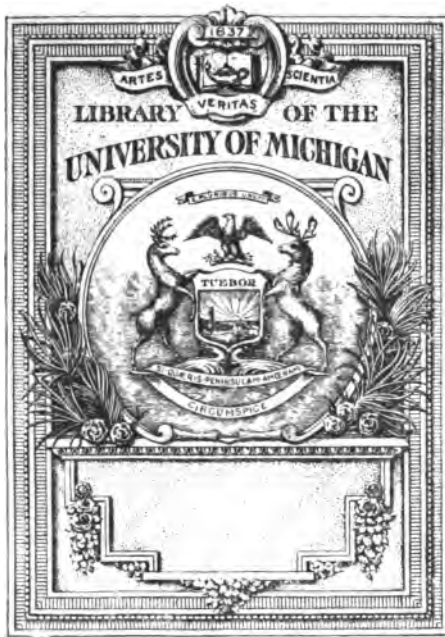
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LAND OF SUNSHINE

SOUTHERN CALIFORNIA

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THE GIFT OF
Geo. L. Sanders

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Scenic Routes

 To and From California.

Travelers over the Santa Fé Route between Chicago or St. Louis and California, have choice either going or returning of the two great scenic routes of America

The Hagerman Pass Route

leads through every one of the noted Colorado resorts: 54

- | | |
|-------------------------|------------------------------|
| Colorado Springs | Green Mountain Falls |
| Manitou | Manitou Park and |
| Cascade Canon | Woodland Park, at the |
| Ute Park | Foot of Pike's Peak |

and over the backbone of the stupendous Rocky Mountain Chain by way of **Hagerman Pass**, where the railroad reaches an elevation of 11,500 feet above the sea, thence through Salt Lake City and Ogden.

The Grand Canon Route

leads through southeastern **Colorado, Las Vegas Hot Springs, and Santa Fé in New Mexico**, past the **Pueblos and Cliff and Cave Dwellings in Arizona**, and connects by stage with the

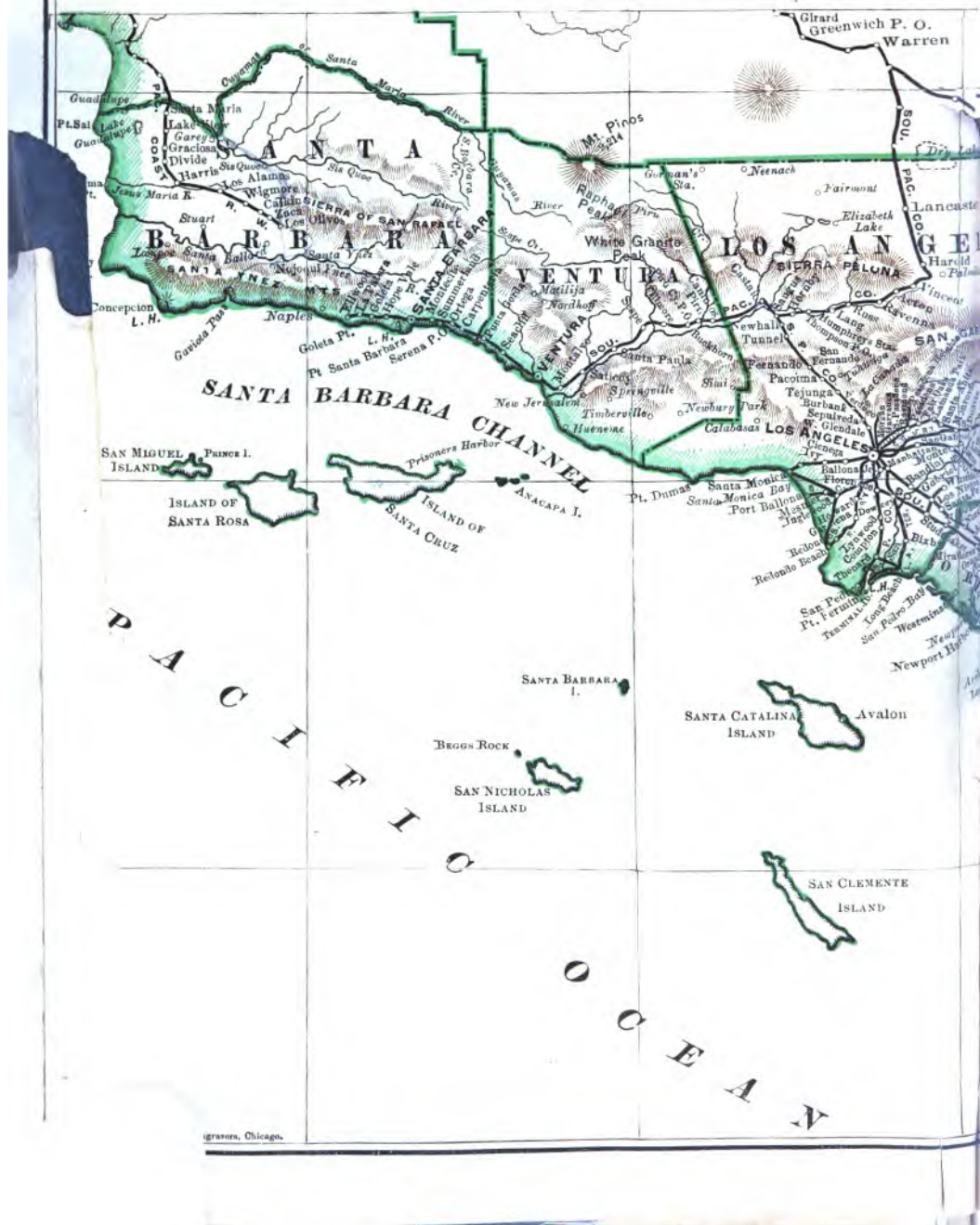
Grand Canon of the Colorado River

justly famed as the most wonderful panorama in the world.

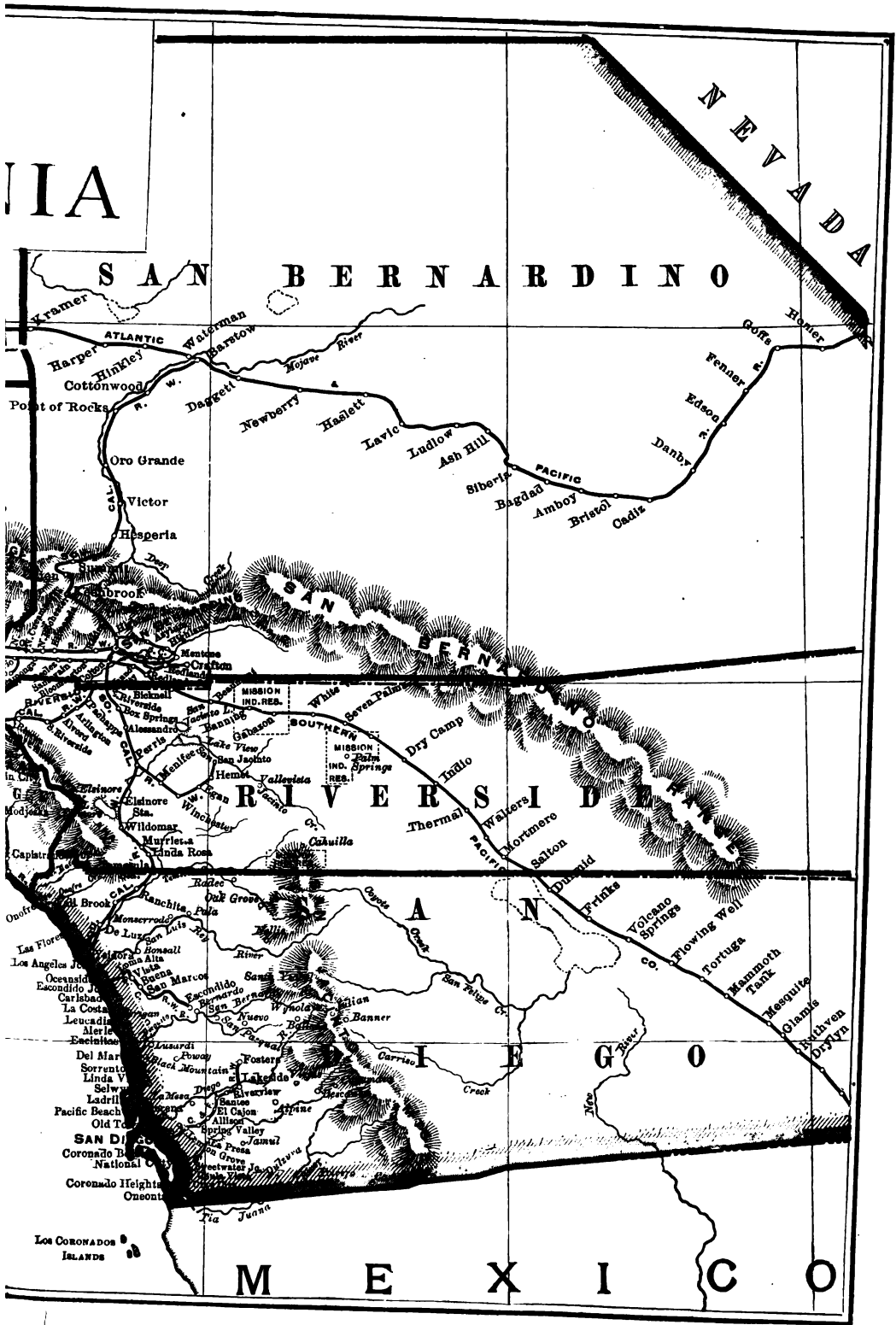
The Grandest Scenery of the West
lies along the Santa Fé Route

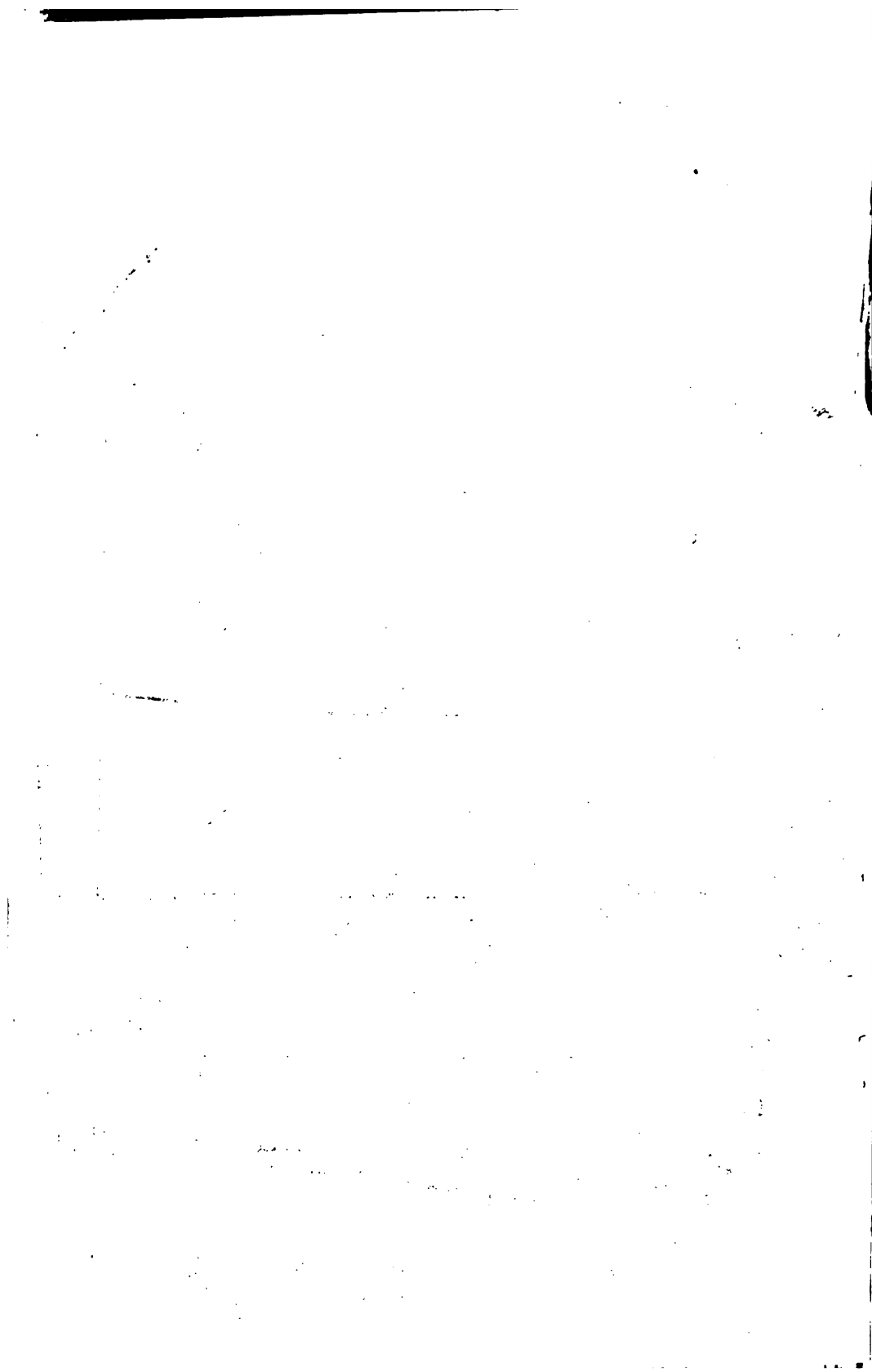


THE COUNTIES OF SOUTHERN CALIFORNIA



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THE LAND OF SUNSHINE

SOUTHERN CALIFORNIA

4846

AN AUTHENTIC DESCRIPTION OF ITS NATURAL FEATURES,
RESOURCES AND PROSPECTS.

CONTAINING RELIABLE INFORMATION FOR THE HOMEBEEKER, TOURIST, AND INVALID

COMPILED FOR THE
SOUTHERN CALIFORNIA WORLD'S FAIR ASSOCIATION
AND
SOUTHERN CALIFORNIA BUREAU OF INFORMATION

By HARRY ELLINGTON BROOK.

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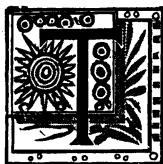
LOS ANGELES, CALIFORNIA
WORLD'S FAIR ASSOCIATION AND BUREAU OF INFORMATION PRINT
1893

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The Southern California World's Fair Association.

The Southern California Bureau of Information.

PREFACE.



THIS work is issued jointly by the Bureau of Information of Southern California and the Southern California World's Fair Association.

The Bureau of Information is an organization founded in December, 1891, at a convention in Los Angeles of forty delegates, appointed by the boards of supervisors of the then six southern counties, since increased to seven.

The Southern California World's Fair Association is an organization representing the same counties, which has charge of the exhibit of this part of the State at the Columbian Exposition.

The counties of Southern California comprise a section with an area of 44,901 square miles, and over 200,000 population. This section has a climate and soil differing in some respects from those of the rest of the State. It is, moreover, the only part of the State that has competing transportation facilities. Out of these two principal causes, and the agricultural and commercial interests which go with them, there has grown up a natural union among the counties of Southern California, and a number of associations besides those named have been formed within these geographical lines.

About a year ago the Southern California Bureau of Information issued a pamphlet containing matter about Southern California, for free distribution. It was well received, being recognized as a complete and impartial presentation of the facts in regard to this section. The general matter contained in that pamphlet has been taken as the basis of the present one, the same being brought down to date, with such additions and emendations as were necessary. In accordance with a general demand, there have been added twenty-five pages descriptive of the localities of Southern California, which matter was not given in the previous work. The number of illustrations has also been doubled, and many new facts of general interest have been added.

The statements in this pamphlet are vouched for by the organizations which issue it, as truthful, impartial, and conservative. In no respect have the attractions of this favored section been overdrawn or too highly colored.

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THE LAND OF SUNSHINE.

SOUTHERN CALIFORNIA.



SOUTHERN California, as the term is generally understood, comprehends the six counties of San Diego, San Bernardino, Orange, Los Angeles, Ventura, and Santa Barbara.

To these has recently been added Riverside, which was formed out of portions of the counties of San Bernardino and San Diego.

The territory referred to is bounded on the north by the counties of San Luis Obispo, Kern, and Inyo; on the east by the State of Nevada and the Colorado River, which separates California from Arizona; on the south by Lower California, a territory of the Republic of Mexico; and on the west by the Pacific Ocean, the shore-line of which extends in a northwesterly and southeasterly direction for a distance of about 275 miles.

The total area of the seven counties is 44,901 square miles, which is 29 per cent of the area of the State.

The following comparisons will enable the reader to better realize the significance of these figures:

The areas of the following States approximate that of Southern California: Indiana, 36,350; Kentucky, 40,400; Louisiana, 48,720; Mississippi, 46,810; New York, 49,170; Ohio, 41,060; Pennsylvania, 45,215; Tennessee, 42,050; Virginia, 42,450.

The States of Connecticut, Delaware, Massachusetts, New Hampshire, New Jersey, Rhode Island, and Vermont could all be placed within the boundaries of Southern California, and still leave 1,154 square miles to spare.

Again, take the area of a few European countries in comparison with the 44,901 square miles of Southern California: Belgium, 11,373;

Denmark, 14,789; England and Wales, 58,186; Greece, 24,977; Ireland, 32,531; Holland, 12,680; Portugal, 34,606; Scotland, 29,820; Switzerland, 15,991.

HOW MANY PEOPLE. The population of Southern California by the census of 1890 was 201,352, or 16 $\frac{2}{3}$ per cent of the population of the State. The increase during the last ten years has been remarkable. The population in 1880 was 64,371, being 7 $\frac{1}{2}$ per cent of the population of the State. So that within ten years Southern California has more than trebled its actual population, and more than doubled its relative population as compared with the whole State. Still it will be a long time before Southern California becomes overpopulated. Greece, with a little over half the area, has twelve times the population; Switzerland, with about one-third the area, has sixteen times the population; and Portugal, with three-fourths the area, has twenty-five times the population. These are all mountainous countries and largely dependent upon horticulture and agriculture for support.

CLIMATIC MODIFICATIONS. The line of demarkation between Southern California and the rest of the State has been well defined by nature. At Point Concepcion, near the northern line of Santa Barbara County, the coast makes a decided change. Deviating from the general southeasterly direction which it has followed for two thousand miles, it at this point turns sharply and bears off almost due east. In the same latitude the Sierra, which from Alaska south follows the general trend of the coast, turns also from its northerly and southerly course, and as a great transverse range runs directly eastward, walling in the country from the north, then turning southward with a great curve, shutting it in from the east.

North of the Tehachepi range California faces the sea; south of that range it faces the sun. Furthermore, the Kuro-Siwo current, which comes down from Alaska, is, at Point Concepcion, shot clear of the land by the cape, and never approaches close to the shore again, the separation being further helped by a long chain of islands extending from the island San Miguel, near Point Concepcion, to the Lower California line.

A FAVORED LAND. With the change in the direction of the coast comes a change in the character of the interior. The great Sierra still walls in the country from the arid inland plain, but the Coast range becomes broken, at times entirely disappearing, leaving the interior more open to the sea.

Thus is Southern California distinguished as a land peculiarly

favored by nature, a fitting counterpart of the Promised Land as it was ere the deserts were allowed to encroach upon its fertile plains. In fact, Southern California is very like Palestine in natural features, resembling that country far more than it does Italy, to which it is so often compared. Like Palestine, it is a comparatively narrow strip of land facing a western sea; it is shut off from interior deserts by high mountains, snow-capped in winter; it has its dry and wet seasons; it is a land "flowing with milk and honey," and in both countries flourish the olive, the fig, and the vine, the grapes of Eschcol, which excited the wonder of the Israelites, finding their counterpart at any of our horticultural shows.

Along the coast, from Point Sal to the Mexican line, and extending on an average about forty miles from the ocean, lie some 10,000 square miles of land which, on the unbiased testimony of a multitude of experienced travelers, is superior in climate, soil, and attractiveness of surroundings to any other section of similar expanse on the face of the globe.

NO MONOTONY. Variety is one of the noteworthy features of Southern California. Outside of the Colorado and Mojave deserts there is not one dull, monotonous plain. It is a succession of mesas and valleys, each possessing distinctive features of soil and climate, shut off from each other by rolling hills, dotted with oak and walnut, and backed by the majestic Sierra, pine-clad toward the summits, and occasionally snow-capped in winter, when the oranges are ripening and the heliotrope is blossoming in the valleys below, while from the foot of the snow-clad mountains to the sea-shore is but a couple of hours' journey.

Of the forty thousand square miles in Southern California, a large proportion of the total area lies in the Mojave and Colorado basins, usually called "deserts." But the "Great American Desert" of our school-boy days has been found to be a myth. It has been pushed farther west, until it has now almost entirely disappeared.

WASTE PLACES RECLAIMED. Forty years ago the man who talked of growing wheat in the San Joaquin Valley—the granary of California—was laughed at. Twenty years ago, Riverside, the center of California orange production, was a barren, sandy, and desert waste. Twenty years hence, the Mojave and Colorado basins will support a dense population. Water will be the magic element to effect this marvelous change.

The soil is there, of untold productiveness, waiting to yield bounteous harvests as soon as it is vitalized by moisture. And the

water is coming. It has been shown to be available by means of artesian wells, as well as from the mountains, for large areas. The western extension of the so-called Mojave Desert raises nearly a million dollars' worth of wheat, of a quality that took first premium at the New Orleans fair, besides alfalfa, mammoth vegetables, raisin grapes, and other fruit. Around Hesperia, in the southeastern part of the same Mojave Desert, two-year-old fruit trees yield large crops, while from a little oasis in the Colorado Desert have come to Los Angeles the earliest grapes, figs, and melons ever received here.

When the basins of the Colorado and Mojave shall have been thoroughly developed, Southern California will easily support in comfort a population twice as large as that of the entire Pacific coast to-day.

Maxon Brothers, Rivera, report the yield of three acres of seedling oranges between 2,500 and 3,000 boxes, at \$1.10 per box, or \$2,750. Cost of production, \$300, making a net return of about \$800 per acre. Age of trees, seventeen years. Sandy-loam soil. Irrigated four times; cultivated four times; plowed twice. Crop gathered from the month of December to the month of June.

Nelson Ward of Compton reports that one acre of beets produced 120 tons to the acre, yielding \$180 net profit.

A. C. Thompson, Duarte, reports the yield of his navel-orange orchard, which was planted eight years ago to seedlings, and budded two years ago to Washington navels, three to four boxes per tree for 1893, the price per box ranging from \$2.50 to \$4.00, making the total yield per acre \$700 to \$900. Orchard plowed twice; irrigated four times; cultivated twice. Crop gathered from the month of December to the month of June; soil, decomposed granite.

From 175 prune trees, seven years old, on two acres of the Meatley place, Pomona, 29,700 pounds of fruit were gathered, yielding 11,430 pounds of dried fruit, which sold at 9 cents, or \$1,028. The net profit was \$987, or \$493 per acre.

H. C. Snow of Tustin has sold a crop of oranges from his 7-acre orchard, on the trees, for the handsome sum of \$3,500. This amount pays Mr. Snow over 14 per cent on a valuation of \$3,500 per acre, or \$25,000 for the seven acres.

L. E. Bernard of Ventura reports the yield from one acre of chili peppers ten tons, green, gathered from the month of August to December, selling at from 8 to 20 cents per pound, making a yield of from \$1,600 to \$4,000 per acre. He also reports that when the crop is dried the yield is from 1½ to 2 tons, the price ranging from 8 to 15 cents per pound.

Henry Winter of Westminster, Orange County, reports cutting three tons of hay on one acre of peat land; then planting the same land to potatoes and corn, from which he gathered 105 sacks of potatoes, and 138 sacks of corn. He sold the same at 80 cents per sack for both crops, and the hay at \$3 per ton. After gathering the corn he sowed the land to barley, all in the same year.

J. H. Cr  w of Tustin set five acres in cuttings of Muscatelle grapes April 3, 1890. In 1891 he picked from the five acres ten tons and 1,700 pounds of grapes, which made three tons of raisins. They were sold at 6 cents per pound.



A WINTER SCENE IN LOS ANGELES.

There are in Los Angeles many miles of streets bordered by attractive grounds and residences, such as those shown above.



FROM SNOW TO ROSES IN THIRTY-EIGHT MINUTES. LOS ANGELES COUNTY.
No. 1. This view was taken on the side of the Sierra Madre Mountains on March 14, 1893.

FROM SNOW TO ROSES
No. 1. This view was taken on the side of the Sierra



FROM SNOW TO ROSES IN THIRTY-EIGHT MINUTES - LOS ANGELES COUNTY.

No. 2. This view was taken within thirty-eight minutes after taking the snow scene, the trip between the two points being made on foot.



A COUNTRY HOME, MONTECITO, SANTA BARBARA COUNTY.

Montecito is an ideal residence spot, fronting the ocean, with oak-dotted foothills in the rear.

THE AIR WE BREATHE.



N most of the descriptive matter that has been published regarding Southern California, the climate has been the main feature upon which the writers have dilated.

In consequence, many Eastern people have formed the impression that climate is about all that this section has to offer. Such is far from being the case, as a perusal of the following pages will prove.

Yet, there is much excuse for those who go into rhapsodies over the climatic attractions of this favored land. Moreover, this Southern California climate has a specific money value. What makes it possible to obtain more for twenty acres of land here than for 160 acres in the Western or Northwestern States? The fact that the climate

VALUE OF CLIMATE. enables our soil to produce valuable crops, that sell for more than ten times as much as wheat or corn or hay will bring in the States referred to. It is thus clear that the climate of Southern California has a definite commercial value, above and beyond its desirability as a means of imparting renewed life and vigor to the sick and despondent.

The climate of California is good; that of Southern California is better. Owing to geographical reasons, explained in the former article, Southern California, from the northern part of Santa Barbara County to the Mexican line, has a climate of its own, differing from the rest of the State in being dryer, more sunny, and less windy.

WHERE WINTER IS UNKNOWN. There is no winter and summer in Southern California. They are represented by a wet and dry season. The former is far from a steady

downpour, as some suppose. The rainy season is the pleasantest time of the year. A beautiful sight is the birth of a Southern California spring, following the first considerable downfall in the winter months. The bare brown hills are transformed by a mantle of vivid green, soon followed by a variegated carpet of wild flowers.

Three or four days of rainfall are followed by as many weeks of sunny skies, when all nature smiles. The average annual rainfall for Southern California is fifteen inches.

TO SUIT EVERYBODY. A remarkable variety of climate may be found within the borders of Southern California, and even within a couple of hours' journey. On the coast it is cool in summer, with occasional fogs at night, a climate that is soothing to the nervous. Farther inland it becomes warmer, and in places decidedly hot at times, though, owing to the dry atmosphere, a temperature of 100 degrees here is less oppressive than 80 degrees in New York. Then, as the mountains are climbed, cooler, bracing air is again encountered. On a winter's day the traveler may breakfast by the seashore after a dip in the ocean, lunch amid the orange groves, and dine in the snow-fields of the Sierra. The person who can not be satisfied, climatically, in Southern California must indeed be hard to please.

This is an "all-the-year-round climate," pleasing in summer as well as winter. There is none of the depressing heat or the insect pests which drive visitors from Florida as soon as summer commences. It is not an enervating climate, but bracing and full of electricity; a climate that makes the sick well and the strong more vigorous. The nights are cool, blankets being needed within thirty miles of the coast every day in the year.

RANGE OF TEMPERATURE. The mean average temperature of Southern California for January is 55 degrees; July, 70 degrees. There are occasionally slight frosts, but never sufficient to damage mature semi-tropical trees. In the lower places, nursery stock of delicate trees and young growths are occasionally frosted, and such plants as the calla lily and banana are nipped. Again, there are belts where peas, beans, tomatoes, and other vegetables grow all through the winter, while throughout the length and breadth of Southern California the heliotrope, geranium, and jasmine blossoms shed their perfume from thousands of gardens in midwinter. There are but few days in the year when the thermometer falls to 32 degrees, and frequently years pass in many portions of Southern California without seeing the mercury so low.

VARIED CLIMATES. The two features which mainly influence the climate of Southern California are distance from the ocean and elevation. Thus, there is little difference between the climates of Santa Barbara and San Diego, over two hundred miles apart, but much difference between those of Santa Monica, on the

Pacific Ocean, and Pasadena, which lies only a few miles more inland. The climate of Los Angeles is that of most Southern California points at an equal distance from the ocean. That of Orange County is very similar. San Diego has within its wide borders every climate to be found in Southern California. San Bernardino and Riverside have many hot, dry inland plains and elevated valleys, on the borders of the desert, where remarkable cures of consumption have been effected.

There are also mountain resorts among the pines, with ice and snow in winter. Santa Barbara and Ventura, with their stretch of sheltered seacoast, have been justly termed the "Riviera of the Pacific." The mountain valley of the Ojai, in the latter county, has been made celebrated as a resort by the writer Nordhoff.

The constant suction of the prevailing winds from the ocean during the day and to the ocean at night prevents the possibility of malarial conditions. In short, the climate of Southern California is one that leaves a person entirely untrammelled, free to work or play in the open air almost every day in the year without having to give a thought to the weather. Residents of Southern California do not remark, when they get up in the morning, "What a fine day!" A fine day is a matter of course.

HEALTH AND VIGOR. Dyspeptic troubles yield readily to an open-air life in Southern California and to the variety of fresh fruits which may be obtained here at all seasons of the year. Persons of delicate constitution, who are unable to endure severe climatic changes, put on flesh and grow robust here.

Consumptives are particularly benefited by a residence in our pure, dry air. There is something in the atmosphere of the whole State that seems to be a bar to this disease. In the State of California the entire number of deaths by all diseases of the respiratory organs was recently reported at less than 10 per cent, of which more than half were imported cases, and Chinamen, whose deaths are almost exclusively from these diseases. The same causes carried off 20 per cent in New York, 24 in Michigan, 27 in Maine, and 29 in Massachusetts.

In Southern California not only are lung troubles extremely rare among natives, but a large proportion of invalids are almost sure to be benefited, if located in spots suited to their needs. In hundreds of cases invalids make an entire recovery of health, and in other cases the disease is stayed and many years of life gained. For those in the advanced stages of consumption the dryer mountain atmosphere is generally conceded more beneficial than that of the section near the

coast, which is more adapted to those who suffer from nervous complaints.

Physicians agree that for the average case of incipient phthisis such locations, at an elevation of one thousand feet or more above the sea, are unequalled. Many remarkable cures have been effected under such conditions. Of 200 cases of consumption—many of them in the last stages—treated by a physician in the elevated mountain region on the edge of the Colorado Desert, in Riverside County, 78 were cured, 49 improved, 59 died, 6 became worse, while in 8 cases no apparent change occurred. In other words,

*CONSUMPTION
CURES.*

127 were favorably acted upon by the climate, while 73 failed to receive any benefit from it. Many of the latter, it should be remembered, were beyond hope when they came here. Many, counted as simply improved, afterward progressed to a state of vigor.

The death rate of Los Angeles city averages about 12 per 1,000, which is especially favorable in consideration of the fact that this is a health resort, to which many come who are far advanced in disease. For some time past more than one-fifth of these deaths have been from consumption, a disease which, as stated, is almost unknown

*A LOW DEATH
RATE.*

here, except when imported. Only about 10 per cent of the deaths from this cause are those of natives of the Pacific Coast, the majority having come from the Eastern States in advanced stages of the disease. Deducting such cases, the death rate would be reduced to about 10 per 1,000. Another fact to be considered is that the county hospital is situated within the city limits, and deaths of patients from all parts of the county occurring there are included in the report.

During 1892, A. Franzen of Orange raised two crops of potatoes from 2¼ acres of land. The first were planted February 18th and produced 12,844 pounds per acre. The second crop was planted August 19th and produced 6,900 pounds per acre. The first were irrigated once, and the second crop twice.

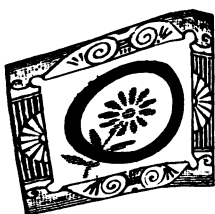
W. M. McFadden, Placentia, Orange County; twelve-year-old orange trees; 100 trees to acre; four boxes to the tree; from \$1 50 to \$3 per box.

R. H. Gilman, Placentia, Orange County; twelve-year-old Japanese persimmons; 78 trees to the acre; 500 pounds to the tree; 2 cents per pound.

M. V. B. Lovering, Orangethorpe, Orange County; ten-year-old walnuts; thirty trees to acre; 100 pounds per tree; 8 cents per pound.

Mr. Larkin, North Pomona; 107 pear trees, six years old, 6½ tons, net return \$318.

LAND AND ITS COST.



ONE of the first questions asked by the intending settler, after he has satisfied himself regarding the salubrity of the climate, is as to the character of the soil and the price of land. Many false impressions about land and prices in Southern California prevail throughout the East. In this chapter an endeavor is made to state the facts plainly without exaggeration.

The soil of Southern California is as diversified as its topography and climate have been shown to be. In the lower valleys the soil consists of a rich alluvium, deposited by streams in past ages, varying according to the amount of sand or clay which it contains. Here and there are found streaks of this description of land tinged with white alkali, and unfit for agriculture until it has been reclaimed, although there are a few crops which do better in soil which contains some alkali. Among these are beets, asparagus, and pears. The upper valleys possess all grades of this alluvium, and have also, in some places, a black soil called *adobe*, which is largely composed of decayed vegetable matter. This forms a very tenacious mud in wet weather, and is the material from which the early Mexican residents built their houses. It is well adapted to grain, and to some varieties of fruit.

On the mesas, or plains, there is much soil composed of debris washed from the mountains, mixed with vegetable accumulations. This makes an excellent fruit soil. There are also some sandy clay soils on the mesas. A very large area is composed of a rich sandy loam, with water at from five to twelve feet below the surface.

By thorough cultivation of this soil the water will remain near the surface all the year round, and it produces every variety of vegetation in great luxuriance. Orange trees do well on this variety of land, and deciduous fruits may be raised on it without irrigation. Artesian water may be had, in many places, at a depth of from 60 to 100 feet.

*THE FAVORED
FOOT-HILLS.*

Leaving the mesas, we next come to the rolling and table lands. The soil here is warm, porous, and more or less sandy, free from all except occasional frosts. Here citrus fruits may be successfully raised. Irrigation is generally used, either from surface streams or with water raised by means of windmills. Next come the foot-hills, the true home, in this section, of citrus and other semi-tropical fruits. Much of this land is entirely free from frost. With water for irrigation, this land is considered the choicest in Southern California, and commands a high price. Beyond are the mountains, much of which are good for pasturage and bee ranches, with small mountain valleys where apples and cherries thrive.

ABOUT IRRIGATION. A mistaken idea prevails to some extent in the East that farming is only carried on in Southern California by means of irrigation, and that without it crops would be a failure. For all grains and winter crops irrigation is not employed. Corn is irrigated in some localities, being a summer crop, but is successfully grown in many places without irrigation. Upon some lands, after a crop raised without irrigation has been harvested, another is raised by means of irrigation. On irrigated land, two or three crops a year are frequently raised by alternating barley, hay, corn, and potatoes, or other crops. Where water from rivers is used, the sediment held in suspension to a great extent renews the fertility of the soil. There are sandy lands about Los Angeles that have been cropped for three-quarters of a century with no apparent diminution of fertility. Water is used to a certain extent in the orchards and vineyards, on the uplands and about the foot-hills. Citrus fruits, berries, and summer vegetables must be irrigated. There are large tracts of land within a dozen miles or so of the ocean which are kept naturally moist by sea fogs at night in summer, and a cool breeze during the day. Here dairying is successfully carried on, and such crops as corn, apples, pears, and apricots do well without irrigation. Farther back in the interior valleys are thousands of acres of desert-like land, that are apparently worthless, but upon which water works a magic transformation, changing the desert into a garden.

*THE SOURCE
OF WATER.* Water for irrigation is obtained from the rivers, from all the small mountain streams, and from artesian wells. The old conception of Southern California as a waterless land is being rapidly corrected. Tunnels are driven into the mountains, and water is almost invariably struck in varying quantities. At other places mammoth dams have been con-

constructed at suitable sites in the mountains, forming reservoirs to catch the winter rainfall, which would otherwise rush off to the ocean along the water-courses, many of which are dry all the summer. Four of the most important of these dams are the Sweetwater, in San Diego County; the Bear Valley, in San Bernardino County; the Hemet Valley, in the San Jacinto Mountains, Riverside County; and the Pacoima, in San Fernando Valley, Los Angeles County. The Arrowhead reservoir, back of San Bernardino, will be one of the largest in the State. On the lowlands, flowing wells are obtained at depths varying from 60 to 200 feet or more. They are quickly and cheaply bored by machinery. Some of these wells give a very large flow. Near Pomona, which is chiefly supplied with water from artesian wells, are over one hundred wells of depths ranging from 150 to 180 feet.

HOW THEY IRRIGATE. Where a person has an artesian supply on a high portion of his tract he is, of course, independent as to water. Otherwise the furnishing of water for irrigation, which involves a large outlay for tunneling, piping, and constructing reservoirs, is undertaken by companies. A recent Legislature passed a law known as the "Wright Act," permitting districts to organize and issue bonds, which can be sold for the purpose of constructing an irrigation system. The bonds, which run twenty years, are a lien on the land and payable in installments. This law has given a great impetus to irrigation. A number of districts have been formed and others are in contemplation.

Where land is purchased in an irrigated section the right to so much water—generally one inch to ten acres—is purchased with the land. Where the water-right is purchased the expense for keeping pipes and ditches in order, etc., runs from 50 cents to \$2.50 per acre per year. The cost of water to purchasers per acre per year, in cases where the land-owners do not own the water, varies from \$2.50 to \$12.

**GREAT RANGE
OF PRICES.**

Now, as to the prices of land. There is a general impression in the East that Southern California land is so expensive as to be beyond the reach of all but the well-to-do. The farmer from the grain States is apt to open his eyes when he is asked from \$100 to \$200 for land that looks to him thin and poor compared with that which he has sold back East at from \$20 to \$40. But upon what is value based? What makes the difference in value between a \$100 4 per cent government bond and a \$100 2½ per cent government bond? The difference in interest, you will say. Just so with land. Southern California land that will yield

a net return of \$50 an acre is certainly cheaper at \$100 than Eastern land at \$25 which will net \$8 per acre—a high estimate for grain. The average gross value of the wheat yield of the United States was, for five years recently, \$11.08 per acre. In 1884 the average was only \$8.38, which was probably not much more than the cost of production. Moreover, while in the East a man has to work hard to keep his family on the product of a quarter-section of land, it has been abundantly proved that here, in Southern California, a family may live comfortably and put money in bank on ten acres, properly cultivated. Therefore, if a man can do better on ten acres here than on 160 acres in the East, ten acres of Southern California land ought to be cheap at ten times the price of Eastern land, with our climate in the bargain.

WATER GIVES VALUE.

Prices of land in Southern California are mainly influenced by water supply, and distance from town and communication. Land adapted to growing grain, root crops, alfalfa, and deciduous fruits, without irrigation, may be had at from \$30 to \$100 per acre; land with water for irrigation, adapted for all varieties of deciduous fruits, at from \$100 to \$200, and first-class citrus land, with ample water-right, at from \$250 to \$400. Good grazing land may be had, in large quantities, in the mountains, at about \$10 per acre, often with one or more springs. Some of this will be rocky and steep, but again there will be arable patches and sometimes timber. It should be remembered that the lowest-priced land is by no means always the cheapest, judged by what it will produce.

TERMS TO SUIT ALL.

Land is now offered on very easy terms to actual settlers. Some may be had without any cash payment, except interest, for five years, on condition that trees are planted and improvements made. In this manner an industrious settler can commence with little cash; but for those who are determined to have low-priced land there is still plenty to be found.

Beginning with the neighborhood of Los Angeles, there is excellent land, within ten miles of the city and three of the ocean, on the line of two railroads, that may be purchased at from \$100 to \$150 an acre, on long time and low interest. In the San Fernando Valley there is plenty of land, ready for the plow, at \$50; and farther back in the mountains, where the country is more broken, at \$10 and upward. Still farther back, relinquishments of government claims, that include some good level land, may be bought for a few hundred dollars, sometimes with a shanty and other small improvements,



A LIMA BEAN FIELD IN VENTURA COUNTY.

Ventura County claims the honor of being the most prolific bean country in the world. One ranch of 2,200 acres has produced 103 car-loads of Lima beans in a season.



WHARF AND SHIPPING, SAN DIEGO.

A large shipping business is carried on at San Diego, both coastwise and foreign. Much coal is imported from Australia and discharged at the extensive coal bunkers.

SOUTHERN CALIFORNIA.

The land-seeker in Southern California should, at the **start**, abandon the idea of taking up government land. The country **has been raked** over as with a fine-toothed comb, and what few hills **are left** are isolated and rugged. Five acres of level land with **water**, near a market, is far preferable to a quarter-section of such **mountain land**, from a financial, and still more from a social, standpoint. In Antelope Valley, in the northern part of Los Angeles County, are **thousands of** acres at from \$10 to \$25; also many quarter-sections of **government** land that can be bought cheap from the locators.

LOW PRICED LANDS. In the Simi and other valleys of Ventura County, adjoining Los Angeles County, are hundreds of thousands of acres which can be bought, in small tracts, at from \$5 to \$100 per acre, the former price being for grazing lands.

Along the coast of Santa Barbara County, lands command a comparatively high price, owing to the peerless climatic and scenic attractions of that strip of land, but farther back in the mountain valleys there is plenty of low-priced land.

Orange County is well settled and cultivated, and there is little waste land. Prices rule firm in that county, but good land may be had at from \$50 upward.

San Diego County has a large area of low-priced land. In the Perris, San Jacinto, and Menifee valleys, good arable land, level and near settlements, may be bought at from \$20 to \$30 an acre. In the mountain region around Julian, where apples pay big profits, there are thousands of acres to be had at from \$25 to \$50. Nearer the coast, west of Escondido, on the San Marcos and other ranches, there is plenty of land at from \$10 to \$50 and more per acre. In El Cajon Valley, near the city of San Diego, lands range from \$25 to \$125 per acre.

BENEFITS OF CO-OPERATION. A favorite method of settling land in Southern California, which offers many advantages, is the colony system. These colonies are made up, either here or in the East, among persons who are acquainted with each other, generally being residents of the same section. Each settler owns his ten, twenty, or forty acres independently, but by purchasing the land at wholesale in a block, a great saving is effected. The settlers can also coöperate in purchasing supplies, piping water, canning, drying, and otherwise preserving fruit, making olive oil, and marketing their products. Besides all this, they have the advantage of social life from the start, with schools, churches, library,

store, post office, etc., which might otherwise be long in coming. They do not feel like "strangers in a strange land," and their land will increase in value twice as fast as it would were it settled in a desultory manner. Many flourishing towns can be pointed out that had their origin in this manner, among others Pasadena, Riverside, and Anaheim.

Southern California is a land of specialties, and when the right thing is planted in the right place the results are often phenomenal. A well-verified case in point is that of a Rincon farmer, who owns a 20-acre ranch, two acres of which are planted to trees and eighteen to alfalfa. From the eighteen acres of alfalfa he fed twenty head of cattle and horses, and cut and sold during eleven months 200 tons of hay, at \$12 per ton. He still had a large rick of hay of the season's cutting unsold, and another crop which he would harvest within thirty days. The net profit of the year's crops, taken from the eighteen acres, was about \$2,500, which does not include the growth of the stock fed.

Arthur L. Hooper of Los Angeles reports the following yield of a 3-acre peach orchard planted to the lemon, orange cling, and Salway. The second year from planting the returns from his peach crop were \$40. The returns for corn and barley raised between the rows of trees were \$165. The third year the returns from the peach crop were \$500. The returns for the fourth year were \$260. The returns, the fifth year, were \$750. These returns are all net, as the crop of barley raised between the trees amply paid for all cultivation, irrigation, and gathering the crop.

M. J. Bundy of Tustin, Orange County, reports on 3½ acres of navel-orange trees, planted in March, 1889, as follows: Cost of land, \$1,750; trees and planting, cultivating, fumigating, spraying, and fertilizing, up to January 1, 1893, \$611.60. From this tract he sold oranges on the trees, January 1, 1892, for \$86; and March 1, 1893, for \$700. Total sales to date, \$786.

From four acres Mr. C. Vaughan of Azusa sold twenty-five tons of apricots at \$20 per ton, amounting to \$500; eight acres of strawberries, twenty-seven tons, at an average of \$70 a ton, \$1,890. Both amount to \$2,390, and in addition to these he has ten tons of peaches and a good many blackberries. It is estimated that about \$900 has been paid out for picking.

S. R. Thorp of Ventura reports as the yield from forty acres of apricots, ten years old, 720,000 pounds of green fruit. The soil is a sandy loam, and the trees were irrigated. The sales were sixty tons of dried fruit, and the amount realized \$15,000. Increase in production and price as compared with former years was 25 per cent.

E. Bandle of Burbank reports 900 sacks of potatoes as the product of five acres, grown without irrigation. The variety is the White Burbank. The crop sold for \$900, and the cost of production was \$300, leaving a net profit of \$600. Soil, sandy loam. Forty of these potatoes to the bushel.

Ellwood Cooper, the pioneer olive-orchardist and oil manufacturer of Santa Barbara County, reported having made ten bottles of oil to the tree when the trees were seven years old, which oil sold readily at a dollar a bottle.

Dr. B. Briggs of La Crescenta has an olive tree eleven years old that produced fifty gallons of olives, which, after being pickled, brought 50 cents per gallon, net. This would make \$2,500 per acre.

George Lightfoot, Pasadena; 5½ acres of oranges; produced 700 boxes; sold for \$1,100; cost of production, \$50; net profit, \$1,050. Soil, sandy loam; irrigated once.

GENERAL FARMING.



SOUTHERN California has passed through two pastoral eras, and is now in the third. First, there was the era of grazing, then that of grain-raising, and now horticulture has the lead, which it is constantly increasing. The cultivation of grain has, however, by no means died out. On the contrary it is increasing, as newer sections are opened up, which in turn will be devoted to orchards and vineyards.

Wheat and barley are grown largely in Los Angeles, Orange, San Diego, and Riverside counties. Southern California wheat-growers can ship direct to Europe from our own harbors, avoiding heavy railroad charges.

The quality of Southern California wheat is very fine. The grain crop of 1892 was far below the average, owing to an unusually light rainfall. In 1891 the crop was about 364,500 sacks, averaging 133½ pounds per sack, or a total of 486,000 centals. The average value was \$1.40 per cental, making \$680,400.

The wheat raised in this section is principally White Russian, Defiance, and Scotch Fife, those being less liable to rust than Australian. Much fine Australian wheat is, however, raised in the San Fernando Valley. Several cargoes of wheat have been shipped the past season from San Pedro and San Diego direct to Europe. Much is used for local consumption.

On some large ranches wheat has averaged a yield of a ton to the acre. About 1,300 pounds is considered a good average. Wheat land is often rented, the man who takes the land paying from one-fifth to one-fourth of the crop, according to whether the land is bare or has buildings.

Barley is peculiarly a California crop. California and New York produce half the barley raised in the United States. Most of the California barley is grown in the southern part of the State. The barley crop of Los Angeles and Orange counties in 1891 aggregated 1,106,269 sacks, averaging

100 pounds to the sack, making 2,216,895 centals, which, at 90 cents, equals \$1,095,200. San Bernardino is the second barley-producing county in the State. A large quantity of fine barley is also raised in Riverside County, in the San Jacinto, Perris, and other valleys. Much of the barley is used locally and to supply military posts in Arizona and New Mexico. Large quantities of it, however, find market in San Francisco. Since early Spanish days barley has been used for feeding horses and mules almost exclusively, taking the place of oats. The chevalier, or bald, barley, largely grown in the northern part of the State for brewing purposes, has not yet been extensively introduced here. It does not flourish everywhere. Wheat and barley are never irrigated in Southern California.

GREEN GRAIN Very large quantities of wheat and barley are raised to be cut for hay while "in the milk."
FOR HAY.

Timothy hay is unknown here, being supplanted by wheat, barley, oats, and alfalfa. After a crop of barley hay has been harvested, yielding, perhaps, three tons to the acre, another crop of corn or potatoes is often raised on the same land.

The corn raised in Southern California is the finest that can possibly be grown, grading at the highest standard required by any of the great grain markets of the country, and the yield is prodigious, frequently being 100 bushels to the acre on the low lands. In some places the stalks grow to the height of over twenty feet. A very large percentage of the corn crop of the State is raised in the counties of Los Angeles, Orange, and Ventura—which form the corn-producing section of the Pacific Coast. The crop of Los Angeles and Orange counties for 1891 amounted to 200,000 centals, worth \$225,000. Probably 75 per cent of the crop is shipped to San Francisco. Corn is generally raised here without irrigation, and brings a higher price than in the East, the average being 61 cents a bushel—a price that is calculated to make the mouth of the Mississippi Valley farmer water. Besides this, as aforesaid, much corn is grown here upon land that is also made to produce a crop of hay or grain the same season. Egyptian corn is grown to a considerable extent in irrigated sections for use as a fodder plant, and for the utilization of its seed in fattening hogs, feeding cattle, chickens, etc. Oats and rye are not largely grown, although they do well, and the quality is excellent.

THE GREAT Alfalfa, which is a leading crop here, is undoubtedly the most valuable forage plant in the world. Though comparatively new in the United States, it has been grown from time immemorial in the Old
FORAGE PLANT.

World. In England it is known as lucerne. It is *the best of all* forage crops for a drought, its roots penetrating the *soil to a great* depth, sometimes as far as forty feet. Plenty of water *for irrigation* is needed to grow good crops of alfalfa. It should be *wetted after* each cutting. Two crops may be cut the first year, and *after the* third year from three to six or more crops, yielding from *one to two* tons to the acre at each cutting. Animals are pastured *in the fields* and also given rations of cut alfalfa hay. When properly *cared for*, there is almost no limit to the life of an alfalfa field. Several in New Mexico are older than any of the residents can remember.

Some alfalfa is grown on moist land without irrigation. Near El Monte, in Los Angeles County, fifteen acres of sandy loam soil, not irrigated, cut six times, produced seventy-five tons of alfalfa, which netted \$750; and eleven acres produced eighty-five tons.

PLENTY OF BEANS. Ventura County claims the honor of being *the* most prolific bean country in the world, its specialty, which has developed during the past few years, being the lima bean, the cultivation of which in the State is confined mostly to Ventura and Santa Barbara counties. Ventura County alone has shipped nearly 2,000 car-loads in a year, of which 100 car-loads went from one ranch of 1,350 acres. In average years the profits of bean-growing are from \$30 to \$60 per acre. No irrigation is needed.

SUGAR FROM BEETS. For a number of years sugar-beets have been tested in a desultory manner in Southern California, and have given excellent results. It was not, however, until the 2-cent Government bounty went into effect that active work was undertaken. The Chino sugar factory, in San Bernardino County, which went into successful operation in August, 1891, utilized the product of 2,250 acres in 1891, which amount was increased to 4,000 acres last year. This year 5,000 acres are being planted. Last season 3,951 tons of sugar were manufactured. Sugar-beets at Chino are raised without irrigation. The beets must not be allowed to grow too large; about two pounds is a good size. Thorough and careful cultivation is needed. The tap-root of the beet grows very deep in search of moisture. The labor of planting, cultivating, thinning, and "topping" is onerous, and expensive when it has to be hired. On the other hand, the season here lasts four months or more against fifty to sixty days in Europe; and no manure will be necessary for some time to come here, while in Europe as much as twenty-five loads of manure is put on an acre after each crop. The growers at Chino were paid last season \$3.50 a ton for beets assaying 12 per cent sugar,

and 25 cents per ton—since raised to 40 cents for each additional per cent. The average percentage was 15, and the average yield was fifteen tons to the acre, giving \$4.25 per ton, or \$63.75 per acre. The expenses, including hauling to the factory, average about \$35, leaving an average net profit of \$28.75 to those who own their land. Land is rented in some cases to men who pay one-fourth of the crop. Some of the beets not containing sufficient sugar were fed to cattle, for which purpose they are unexcelled. The refuse of the beets, which, mixed with hay, is a valuable cattle feed, is at Chino retained by the owner of the Chino ranch and used to fatten stock. The factory has been enlarged to a capacity of 550 tons of beets and 150,000 pounds of sugar per day.

CO-OPERATIVE SUGAR-MAKING. An enterprise—the first of the kind in the United States—has been started at Anaheim for the growing of beets and manufacture of sugar by the coöperative plan, after the German fashion, where, of 401 beet-sugar factories, 330 are conducted in this manner. Work on the Anaheim factory is expected to commence shortly.

Among miscellaneous crops which have been tested here and have proved successful, but have not yet been introduced on a commercial scale, may be mentioned tobacco, cotton, flax, ramie, and silk. Large quantities of mustard-seed are grown for oil in Santa Barbara County, and some castor-oil is made in Los Angeles County. The castor-bean grows here like Jack's bean-stalk, attaining in a couple of years the proportions of a tree, with a trunk a foot in diameter. A small castor-oil factory was recently started in Los Angeles, 2½ cents a pound being paid for the beans, hulled, and 1 cent for those not hulled. The hulls make a good fertilizer.

One tree in the orchard of J. S. Briggs, in Ventura County, has produced 4,200 pounds of fine apricots. Ed. L. Barnard, the manager, says he has superintended the picking of the fruit, and there is no mistake about it. The tree is twenty years old, and is one of many which have done nearly as well.

Thomas Millsap, Vernon; six acres of oranges; produced 1,200 boxes; sold for \$1,500. Raised between orange trees nine tons of peaches, which sold for \$300, paying all the expenses of the orchard.

Mrs. A. M. Hooper, Vernon; twenty-one acres of oranges; produced 5,500 boxes; sold for \$8,250; cost of production, \$450; net profit, \$7,800. Produced 2,200 boxes in 1889-90.

J. F. Jarchow, San Gabriel; 2½ acres of oranges; product sold for \$1,650; cost of production, \$100; net profit, \$1,550. Soil, sandy loam.

ORCHARD AND VINEYARD.



THE development of the horticultural industry in Southern California during the past ten years *has been* phenomenal, and has done more to attract *attention* to this section than all other features combined, *even* including the climate. During the past three years the industry has received a special impetus, *due to* the large profits made by fruit-growers, and to the now well-established belief that the market for choice Southern California fruit, *under* proper methods of distribution, is practically unlimited. *It is safe* to say that more orchards have been set out during the past four years than were in existence in 1889.

Southern California has the advantage of being able to grow to perfection horticultural products that can be raised on a commercial basis in few, if any, other parts of the United States. Among these are the orange, lemon, lime, citron, fig, olive, English walnut, apricot, raisin grape, prune, and delicate winter vegetables. These products will always command a good price, owing to the limited area within which they can be profitably grown.

OUR LEADING FRUIT. First in importance among the horticultural products of Southern California comes the orange. There is a glamour about the golden fruit which captivates most new arrivals. The profits of orange-growing are large. The expenses of starting a grove are also considerable. Orange trees are grown and bear fruit from San Diego to Siskiyou, but to grow oranges for the market is another thing. First-class orange land, with ample water, is comparatively scarce, and is cheap at \$300 an acre. Orange trees planted on low, cold spots may do well for a few years, but when an exceptionally cold spell comes they will suffer.

The chief orange-growing sections of Southern California are the San Gabriel, Pomona, and Santa Ana valleys, and around Riverside and Redlands. They do well in certain portions of all the seven southern counties. It was formerly believed that oranges would not succeed near the coast, but this idea has been exploded.

The shipments for the present season—1892-93—from the seven southern counties will aggregate from 6,500 to 7,000 car-loads, averag-

ing 300 boxes, and worth not less than \$3,250,000 to the growers. This crop was produced by about 1,500,000 orange trees. At least twice that number are growing, but not yet in bearing.

The chief market for California oranges, at present, is Chicago, whence they are distributed to the North, West, and East. Some direct shipments to the Atlantic Coast are also made, and several car-loads have been sent to England this season, with encouraging results. The markets are being constantly extended.

California oranges came on the market in January, being later than those from Florida. The crop of this year would only give about two oranges a month to each family in the United States.

Of the 4,500,000 orange trees in the State, not less than 90 per cent are in the seven southern counties, Riverside and Redlands combined having about 50 per cent; Los Angeles, 25 per cent; San Diego, 7½ per cent; Orange, 4 per cent; Ventura, 2 per cent, and Santa Barbara, 1½ per cent.

COST OF AN ORANGE ORCHARD. Following is an estimate of the cost of a 10-acre orange orchard, three years from planting:

Ten acres of land.....	\$2,500
One thousand trees.....	850
Preparing ground and planting.....	150
Water, care of orchard, and incidentals for first year.....	300
	<hr/>
	\$3,800
The two following years, counting interest at 8 per cent, will cost.....	1,200
	<hr/>
Total cost, after three years.....	\$5,000

By planting two-year-old buds on three-year-old roots, the trees, three years from planting, would be eight years old from seed. At that time the orchard should pay interest on the investment at 10 per cent. In two years more it will bear from a box to a box and a half to the tree, the total crop worth, say, from \$2,000 to \$3,000. From that figure it will gradually advance. As much as \$600 an acre net profit, and occasionally even more, has been realized from full-bearing orange orchards.

VARIETIES OF THE ORANGE. The most popular variety in Southern California is the Washington Navel, a large, juicy, seedless orange, with a peculiar mark. It came originally from Brazil, and was first produced in California at Riverside. It brings the highest price of any orange in the markets

SOUTHERN CALIFORNIA.

of the United States. Some growers still prefer the *seedling*, which, though the fruit is smaller in size, bears larger crops. *The Mediterranean, Sweet St. Michaels, and the Valencia—a late variety—are also largely grown.* The Tangerine is a peculiar small orange, *with a thin peel that easily comes off.* The Malta, Ruby, and other *blood oranges* have red or reddish-yellow flesh. These are the principal *varieties* grown.

The growing of nursery stock from the seed has *proved very profitable* during the past few years, the demand for trees *having* been large and prices high.

THE LEMON. What has been said in regard to the orange *applies* also, generally, to the lemon. This tree *being more delicate and susceptible to frost than the orange, still greater care is needed in the selection of a site for an orchard.* The culture of the tree has been small in comparison with that of the orange, but during the past two years the industry has received a great impetus through the recent introduction of the proper method of gathering and curing the fruit, so that they will become thin-skinned and keep until summer, when they command a high price.

Lemons kept and cured that way will pay even larger profits than oranges. The crop is at present small in comparison to the orange crop, amounting to about twelve hundred car-loads. It will, however, soon be greatly augmented, as a large area has been planted during the past two years. There is little danger of over-stocking the market, as the area adapted to lemon culture is even smaller than the orange belt.

The cost of a lemon orchard will be about the same as that given for an orange orchard, and the tree begins to bear about the same time. Several special varieties have been introduced here, among which the Lisbon is the greatest favorite.

OTHER CITRUS FRUITS. The lime will flourish wherever the lemon does well, it being also a delicate tree. Little progress has been made in this branch of the citrus industry, although limes may be seen bearing heavily, as trees or in hedges, all over Southern California.

The citron, which, when dried, commands a high price, has also been unaccountably neglected. The tree, which resembles the orange, bears early, and requires irrigation like the orange and lemon. A market has recently been established for the fruit in Los Angeles by a fruit-crystallizing firm, which offers 2 cents a pound for the green fruit. Very few trees have yet been planted.

The pomelo, or grape fruit, which is largely grown in Florida, thrives admirably here, but has not yet become popular.

THE NOBLE GRAPE. The grape is extensively grown in Southern California for wine and brandy, for raisins, and table use. The Mission grape, introduced more than a century ago, has been largely supplanted by improved varieties. For wine grapes, French and Spanish varieties are grown; for raisins, the Muscat of Alexandria; for table use, the Black Hamburg, Champagne, Flaming Tokay, and many others. Wine-making will be specially referred to under the head of viticulture. The raisin industry is a very important one, the chief center of the business in Southern California being at Riverside. California raisins have almost entirely taken the place of the imported article in the United States. The seedless Sultana raisin is in especially good demand. The Corinth grape, or Zante currant, has not been raised in commercial quantities. There is much money to be made in growing the later varieties of table grapes, in sheltered foot-hill localities.

COST OF A VINEYARD. The cost of planting, irrigating, and two years' care of a raisin-grape vineyard is about \$85 per acre. The third year the vineyard should yield fifty boxes per acre; fourth year, 150 boxes; fifth year, 200 boxes, and after that a small increase. The cost of cultivating, per acre, is \$15; curing and packing, 40 cents per box. Reckoning only 150 boxes and only \$1 a box, the net profit, after four years, would be \$75 per acre. In many sections the raisin grape is extensively raised without irrigation.

The raisin product of the State has grown from 6,000 boxes in 1873 to nearly 3,000,000 in 1892. Raisins are only successfully made in the dryer interior valleys, where there is much sunshine and no fog.

THE OLIVE. The olive tree flourishes in Southern California and has come into great favor with horticulturists during the past few years. Pure olive oil is scarce, being bought largely by druggists. It now sells at \$1.50 per quart bottle. Pickled olives retail in bulk at 75 cents to \$1 a gallon. The olive is propagated from cuttings, and grows readily on poor soil, with little care, but, like any other tree, repays culture. Land that is very rich makes the tree run to wood. The tree begins to bear in from three to five years from planting of one-year-old rooted cuttings. In about seven years the yield should be at least a gallon of oil to the tree. The yield goes on increasing for an indefinite time, and the trees live for centuries. As much as two gallons of berries have been gathered from trees four years old, and thirty gallons each from a few of the best trees six

years old. Reckoning ten gallons of olives to the tree, at seven years, and allowing 50 cents a gallon for the olives, this would give a gross return of \$500 an acre. The margin of profit is at present very large in this industry. The olive will do well on hillside land, without water, where few other trees would flourish. The machinery for extracting the oil is simple and inexpensive.

PROFITABLE PRUNES. California prunes, which have become a staple product and are rapidly replacing the imported article in Eastern markets, where they command a better price, are largely grown in Southern California, where they have been found very profitable, bearing early and heavily. There is a large market for this fruit, the consumption of the United States amounting to over 75,000,000 pounds, of which not more than 25,000,000 pounds have hitherto been produced in the State. The chief prune-producing districts of Southern California are the Pomona and San Gabriel valleys. They are also largely grown in Santa Barbara and Ventura counties. In 1892, which was an exceptionally good year for fruit, many growers netted from \$150 to \$300 an acre from trees four to six years old. In an ordinarily good year, trees of the latter age may be relied upon to give a net profit of at least \$100 per acre. The fruit is easily handled, being shaken from the tree, dried in the sun, and packed in boxes or sacks.

It is only within the past few years that much attention has been given to the fig in Southern California, and even now it is far behind the raisin grape and prune, the amount produced at present not being sufficient to supply the home market. This is partly owing to lack of knowledge as to the right varieties to plant. Since the general introduction of the better Smyrna and other European varieties, many orchards have been planted. The tree bears remarkably early and yields immense crops, fruiting twice a year. It flourishes almost everywhere in Southern California. Cuttings bear a few figs the first year after planting. As much as ten tons has been gathered from an acre of sixteen-year-old trees, the product selling green to a crystallizing factory for \$50 a ton. The market for the green fruit is necessarily limited, but when dried there is scarcely any limit to the demand. The fig has a great future in this section.

A SOUTHERN CALIFORNIA SPECIALTY. The apricot is a Southern California specialty, which flourishes here and in few other sections of the world. Even in the northern part of the State it is not nearly so

much at home. It is one of the fruits that do well near the coast in this section. The apricot is the first fruit in the market after the strawberry and cherry. It is largely canned and dried. There is an indefinite field for the extension of this industry. At four years from planting the trees should yield from 50 to 75 pounds, worth from \$20 to \$30 a ton, and in six years from 200 to 300 pounds.

The fruit is one of the most popular and most largely grown in the six southern counties. Net profits of from \$150 to \$300 per acre have been made from apricots, but from \$75 to \$150 an acre, net, from trees five years from planting may be considered a fair average.

FINE PEACHES. The peach grows to perfection throughout Southern California, and may be gathered in great quantity during six months of the year. Fresh peaches, which ripened in December, were recently for sale in Los Angeles, and the fruit is in the market early in June. The trees bear very early. The second year after setting out, trees frequently yield a considerable quantity of fruit, while in the third year large profits are realized. Ten acres of seven-year-old trees have produced 47 tons of fruit; seventeen trees ten years old, 4½ tons; two acres six years old, 8½ tons; one acre four years old, 5 tons; thirty-two trees three and five years old, 3½ tons, etc. The prices are about the same as for apricots.

The nectarine, a delicious fruit, grows under similar conditions to the apricot.

APPLES ALSO. Apples do well in the higher mountain valleys, where they get a touch of frost in winter, and near the coast, where the summers are cool. Around Julian, in the San Diego Mountains, is a celebrated apple-producing section; also at Lompoc, in Santa Barbara County. Good prices are obtained for apples. A yield of twenty-five tons from three acres of ten-year-old trees in Los Angeles County is reported, the fruit selling at 3 cents a pound, which is equivalent to \$500 per acre. The cost of production was only \$200.

Pears of many varieties succeed well throughout Southern California, but are not grown largely for export, enough being produced to supply the local market, which takes them at good prices, especially for the winter varieties.

WALNUTS AND ALMONDS. The so-called English walnut is largely grown, and is increasing in favor. Early-bearing, thin-shelled varieties have recently been introduced. The tree needs deep, rich, naturally moist soil, yet there must

SOUTHERN CALIFORNIA.

be no stagnant water. Some of the French varieties thrive on rolling land and on the hillsides. The chief walnut-growing sections are at Rivera, near Los Angeles; in Santa Barbara County, and in the Santa Ana Valley, in Orange County. The largest bearing walnut orchard in the world is at Carpenteria, Santa Barbara County, covering 200 acres. The Rivera growers in Los Angeles County shipped in 1892 eighty-two car-loads, for which they received over \$100,000. At maturity, trees yield from \$8 to \$10 worth of nuts to the tree. They are beaten from the trees when ripe, then dried and sacked. The soft-shell variety will bear a good crop in six years after planting, and keep on increasing in yield for many years. There is a large demand for the nut in the East. Southern California is destined to be the walnut-producing section of the world.

Although the almond tree grows to perfection in many sections of Southern California, it has hitherto been comparatively neglected. Of late a number of orchards have been planted and brought to successful bearing in the Antelope Valley, and around Banning, an elevated section east of San Bernardino; also in the Ojai Valley, Ventura County. The tree is rather capricious as to location, doing well in some places and not in others which appear similar. Of late years, California varieties have been originated which are fully equal to the French, and succeed better. The tree bears in four years from planting, and thrives on land not rich enough to produce good crops of peaches or apricots.

The chestnut is not grown to a sufficient extent to supply the local market. Prices rule high.

The English filbert and cobnut succeed on the foot-hills, but have not yet been grown for the market; nor has the pecan, which also yields good crops.

Cherries have been found to succeed well in the more elevated valleys of this section. The retail price never falls below 10 cents a pound.

A LUSCIOUS FRUIT. The guava, of which there are many varieties, is a delicious fruit, with a flavor like a cross between the strawberry and the black currant. It grows on bushes, and has hitherto been planted between orchard trees, but would do better alone. It has been quite extensively planted, especially in the vicinity of San Diego. Guava jelly is celebrated the world over.

Strawberries are in the market here nearly all the year round. In winter and early spring hundreds of tons are shipped east by express, realizing high prices. Around one town in Los Angeles

County (Azusa) there are over one hundred and fifty acres in strawberries, and the shipments last spring amounted to 500,000 pounds. One grower there shipped 15,000 one-pound boxes from $2\frac{1}{2}$ acres, netting him \$525.

Blackberries and raspberries also grow well, yield heavily, and pay large profits.

Gooseberries are grown for the market.

Currants succeed in some localities here and, the price being high, yield large returns.

FRUITS OF THE TROPICS. A few bananas are ripened in sheltered localities. There might be many more grown in the frostless belts. They retail here, most of the time, at 20 to 30 cents a dozen.

The Japanese persimmon is an improvement on the eastern fruit. It is extensively grown here in gardens, and enough is grown to supply the local market. A car-load was shipped from Santa Barbara a short time ago.

The loquat, or Japanese plum, is another Japanese fruit which grows on a handsome evergreen tree. The fruit has an agreeable sub-acid flavor, and makes fine jelly.

Mulberries grow well here, but are not extensively cultivated.

The date palm grows everywhere, and ripens its fruit in the warmer interior valleys. So far it has only been grown experimentally, or for ornament.

The pineapple is being grown successfully, on a small scale, in San Diego.

The pomegranate is seen at all our fruit stores in winter. It grows either as a tree or half wild as a hedge, its beautiful scarlet blossoms being very ornamental.

The cherimoya, or custard-apple, a peculiar semi-tropic fruit, is grown to some extent around Santa Barbara and Los Angeles, also in other sheltered localities.

Watermelons and muskmelons yield enormous crops, grow to mammoth size, and fruit from early summer until late in the winter. Melons weighing over fifty pounds are common, and they sometimes weigh more than twice as much. One grower near Los Angeles estimated that watermelons at 15 cents a dozen pay him better than potatoes at \$1 a sack.

FRUIT ALL THE YEAR ROUND. The following shows when the various fruits of Southern California can be gathered fresh:

SOUTHERN CALIFORNIA.

Oranges.....	All the year.
Lemons.....	All the year.
Limes.....	All the year.
Figs.....	July to Christmas.
Almonds.....	October.
Apples.....	July to November.
Pears.....	July to November.
Grapes.....	July to December.
Peaches.....	June to Christmas.
Apricots.....	June to September.
Plums and prunes.....	June to September.
Japanese persimmons.....	November and December.
Guavas.....	Nearly all the year.
Loquats.....	May and June.
Strawberries.....	Nearly all the year.
Raspberries.....	June to January.
Blackberries.....	June to September.
Currants.....	May and June.
Watermelons.....	July to December.
Mulberries.....	July to December.
Nectarines.....	August.
Olives.....	December and January.
Pomegranates.....	September and December.
Quinces.....	October to December.

The cost of fruit trees varies from one season to another. At present, deciduous trees, one year from the bud, are worth about as follows, per 100: Pears, \$17.50; apples, \$10; apricots, \$25; peaches, \$15; prunes, \$15.

Deciduous fruits begin to yield a fair crop about the third year from planting. The cost of preparing the ground and setting out deciduous fruit trees varies according to the character of the land—the amount of brush to be cleared, leveling to be done, etc.

The value of various horticultural products may be gathered from the reports of actual yields scattered through these pages.

VEGETABLES. Vegetables succeed here equally as well as fruit, and in some cases pay almost as large returns.

The yield of potatoes—which are not generally irrigated—runs from 10,000 to 15,000 pounds an acre and the price, in an average year, varies from 50 cents to \$1 per 100 pounds. Several small potato-starch factories have recently been established.

Sweet potatoes grow to mammoth proportions. Upon one acre at Downey, not irrigated, 300 sacks were raised last year, which sold for \$300.

Onions also yield heavily. There has not been a year in Southern California when onions have not, at some time, touched \$3 a sack.

Two hundred sacks per acre is a fair yield of the small varieties in suitable soil, although three to four hundred sacks is not uncommon, and an acre has yielded 66,000 pounds, or about 650 sacks. By using good judgment in marketing, much money has been made in growing potatoes and onions in Southern California.

A PROFITABLE CROP. The growing of winter vegetables for shipment to the East and North has become an important branch of Southern California horticulture during the past three or four years. For a much longer period the San Francisco market has been supplied in winter from this section. The vegetables mostly grown are: peas, string beans, tomatoes, Chile peppers, cabbages, and cauliflowers.

While the belts that are nearly frostless are comparatively few, still in the aggregate, they cover an area sufficient to supply the frozen East with winter vegetables. Many thousands of acres of such land are yet idle and may be purchased at a moderate price. An express rate of from 7 to 10 cents a pound has been paid on these vegetables and yet large profits have been made by the growers. A rate of \$1.25 per 100 pounds to the East has been made for car-load lots, which should greatly stimulate the business. Tomatoes shipped to Chicago have sold, the past winter, at an average of \$1.40 per twenty-pound box. Some shipments in January last realized \$3 per box. A trial shipment of green peas, made some time ago to New York, netted the shipper nearly 11 cents a pound after paying 9 cents expressage. This business is yet in its infancy. The fact that Southern California can supply the United States with winter vegetables at a time when they can be had from no other section will give the intelligent reader some idea of the great future of this branch of horticulture. The growing of vegetables for winter shipment will one day rank next in importance to the orange industry. Summer tomatoes yield from five to twenty tons to the acre, without irrigation. The canners pay \$8 per ton delivered.

"SOME PUNKINS." Pumpkins have been raised here that weigh 275 pounds; beets that weigh as much as the average man; radishes that tip scales at seven pounds; mustard stalks over thirteen feet high, and elderberry "bushes" with trunks two feet in diameter. When it comes to "big things" Southern California can easily beat the world; but what we are mostly concerned with in this description is our general average.

Sufficient peanuts to supply the home market are grown at a good profit.



SAN DIEGO, WITH CORONADO IN THE DISTANCE.
San Diego is the second city in Southern California, and has one of the finest natural harbors in the world.



ONE HUNDRED THOUSAND GOLD-OF-OPHIR ROSES, LOS ANGELES COUNTY.
(This view was taken in February.)

SOUTHERN CALIFORNIA.

Those who will grow thick, white asparagus, such as comes from France in bottles, can make much money. The business has been neglected. Asparagus does well on soil that is somewhat alkaline.

TIMBER FOR FUEL. The growing of the *eucalyptus globulus*, or Australian blue gum, for fuel, is profitable in sections where timber is scarce, as in most points of Southern California.

The trees are planted close together. They grow with wonderful rapidity, trees three years from the seed sometimes attaining a height of fifty feet. After the first year, the tree needs no care whatever. Every five years it can be cut down to within about two feet of the ground, when it sprouts out again. In this manner from \$25 to \$50 an acre can be realized from the time of planting, reckoning wood at the present average price of \$6 to \$9 a cord.

A BEAUTIFUL GRASS. Pampas plumes, a beautiful ornamental grass, are a profitable crop. They were first grown for the market in Santa Barbara County. A number of carloads are shipped every year from Southern California to New York and Germany. A lady near Whittier has twenty-eight acres of these plumes, growing between walnut trees, from which she sold, in 1890, 260,000, at prices ranging from \$30 to \$65 per thousand. There is considerable work in preparing and handling them, but on small tracts this can all be done by the family. California pampas plumes have been utilized as a campaign device, and a pampas-plume palace has been erected at the World's Fair.

The bamboo grows readily. In the central part of the State it has been used for fence posts. In Japan it serves almost every imaginable purpose.

The camphor tree has been planted quite generally for ornamental purposes, and ought to be successfully grown for its gum. Every part of the tree can be made to yield camphor, so that nothing is wasted. Four-year-old trees in this section have reached a height of twenty feet. The United States imports camphor to the value of nearly \$3,000,000 annually.

A hundred other products which have been successfully tested here might be mentioned, did space permit.

The markets of Europe, Asia, South America, and many sections of the United States have, as yet, been scarcely touched by our horticulturists. Combined action on the part of growers will open many new markets.

A promising branch of industry is the growing of seeds for Eastern nurserymen, who find seeds grown in this section are superior to

any others. A lady in Ventura County, starting on a small scale, has built up quite a large business of this description.

The man of moderate means who sets out an orchard may grow other crops—such as berries, vegetables, corn, or pampas plumes—between the trees until they are bearing, so as to pay expenses.

FLOWERS FOR PROFIT. In the South of Europe floriculture brings in millions of dollars. There is no reason to doubt that the same will be the case here before long, as Southern California is the home of flowers, where the rarest varieties, left alone, overgrow a garden like weeds. A special rate was recently made by the railroads on shipments of cut flowers from Southern California to the East.

The production of wine and brandy is really a branch of manufacturing, but the business being carried on largely by the growers of grapes, may properly be mentioned in connection with horticulture.

WINE AND BRANDY. Wine has been made for over a hundred years in Southern California. Originally, the Mission was the only grape grown, but the best European varieties have since been introduced. The chief wine-producing sections of Southern California are the San Gabriel and Santa Ana Valleys. Several of the largest wineries in the world, with cellar capacities of millions of gallons, are in the San Gabriel Valley. During the past few years the wine business has been under a cloud, from which it is just emerging. Every one who had grapes went into the business of making what was, by courtesy, termed wine. As a result, the market was flooded with poor stuff, which was sold as California wine, while the best varieties were sold under French labels, as they unfortunately still are. It takes science, experience, time, and capital to make and age good wine. Southern California, having about the climate of Spain, is best adapted for the manufacture of ports, sherries, and angelica, although good dry wines, both red and white, are also made. The pure grape brandies of Los Angeles County have a high reputation. Brands are now being established, and our wines are being introduced to the markets of the world on their merits. For those who have experience and capital, there is much money to be made in the manufacture and aging of wine and brandy, which should be as distinct a business from grape-growing as that of flour-making is from wheat-raising. Wine which was worth 75 cents a gallon when bottled in 1882 is now worth \$6 a gallon, and brandy which sold for \$1 a bottle in 1877 can not to-day be purchased for \$5 a bottle.

Wine grapes have ruled low during the past few years, selling at from \$7 to \$15 a ton, according to the variety. With a better market for wine, which now appears to be near at hand, the price will improve.

F. D. Smith, Azusa; 6½ acres of oranges; produced 600 boxes; sold for \$1,200; cost of production, \$130; net profit, \$1,070. Trees four years old. Soil, sandy loam; irrigated three times. Mr. Smith sold his ranch for \$22,000; had it two years; put \$2,000 in improvements; original cost, \$12,000.

Dr. B. Atkinson of South Main Street, Los Angeles, reported returns from one-eighth of an acre of asparagus to date of August 3, 1892, of 3,000 pounds, or \$180, making the yield per acre, \$1,440. The crop continued until late in the fall, making his returns 20 per cent more, at least.

E. R. Thompson, Azusa; four acres of oranges; produced 300 boxes; sold for \$420; cost of production, \$120; net profit, \$300; trees four years old. Soil, sandy loam; irrigated. Bore fifty-three boxes when three years old.

F. Q. Story, Alhambra; twenty-five acres of oranges; product sold for \$13,500; cost of production, \$3,200; net profit, \$10,300. Trees six years old. Soil, light loam; irrigated. In 1883 land was a barren waste.

F. D. English, Ranchito; sixteen acres of oranges; ten to eighteen years old trees; produced 10,000 boxes; sold for \$11,500; cost of production, \$300; net profit, \$11,200. Soil, sandy loam; irrigated.

V. Gustafson of Chino reports selling 320 tons of sugar-beets, raised on twenty acres, for which he received \$1,536 gross, or a net profit of \$917.60. This only occupied three months of his time.

G. P. Yoakum, Vernon; seven acres of oranges; produced 1,000 boxes; sold for \$1,000; cost of production, \$140; net profit, \$860. Trees seven years old. Soil, sandy loam; irrigated.

L. C. Anderson, Alhambra; ten acres of oranges; produced 1,000 boxes; sold for \$1,000; cost of production, \$100; net profit, \$900; trees, six years old. Soil, clay loam; irrigated twice.

N. Hall, Vernondale; six acres of oranges; produced 600 boxes; sold for \$700; profit, \$700. Other fruits paid expenses. Trees five years old. Soil, sandy loam; irrigated.

Frank Bouchard, Los Nietos; ten acres of oranges; produced 8,000 boxes; sold for \$9,200; cost of production, \$250; net profit, \$8,500. Soil, sandy loam; irrigated.

Mrs. C. Hannon, South Los Angeles, reports the yield of forty-two acres of seedling oranges at 25,200 boxes, from trees fifteen years old; soil, sandy loam.

S. M. Kinlay, Vernon, reports the yield of fifteen acres of fifteen-year seedling orange trees at 7,400 boxes; price for same, \$100 per box; soil, sandy loam.

J. R. Dobbins of San Gabriel sold from 180 trees of Valencia late oranges \$2,400 worth, or \$2,000 net. A little over \$1,200 per acre.

F. F. Adams, Fallbrook, raised Mission wheat last year that turned out fifty-two bushels to the acre, and Palestine wheat 47½.

C. F. Bean, Alhambra; eighteen acres of oranges; product sold for \$3,700; cost of production, \$1,130; net profit, \$2,570.

A. A. Goodden of Sweetwater Valley is the owner of a lemon tree that, in 1891, yielded thirty boxes of fruit.

S. McKinlay, Vernon; four acres of oranges; product sold for \$5,200. Apple trees on same land paid expenses.

LIVE STOCK.



It may readily be understood that in a climate which is so beneficial to the human race as that of Southern California, animals will also show remarkable thrift. Such is the case. This section has acquired a world-wide reputation as a breeding ground for fine stock. The native grasses furnish excellent natural pasture on the hills during a large portion of the year, and four horses or cows fatten on an acre of alfalfa the year round.

A noted Eastern breeder, who investigated this section thoroughly, expressed the opinion that cattle and horses would put on 20 per cent more weight in a given period of their growth, and on a given quantity of feed, than they would in the East. A horse at three years of age is put to work that would not be expected of a three or four-year-old in the Eastern States. A heifer is bred at a year old, and without injuring her development in the least, drops a calf when twenty months old, then ranking as a full-fledged cow. The time thus gained, represents a large margin of profit to the producer. Another advantage is that stock can graze the year round, no expensive housing or winter feed being required.

When the Americans first settled in Southern California, large bands of half-wild cattle and horses roamed all over the country. Cattle were killed for their hides and tallow, and horses were far less valuable than saddles. Gradually, as the land has been subdivided and settled, the stockmen have been driven farther back or have changed their methods.

Within the past ten years it has been discovered that Southern California is particularly adapted to raising fine horses, and considerable attention has been paid to the breeding of trotters and runners, with the result that Southern California horses have become celebrated in the East, where they have carried away big prizes. They develop here at a remarkably early age, and have great staying powers as well as speed.

There are a number of celebrated stables in Southern California. There is a good opening for the raising of carriage and farm horses. The blue-grass region of Kentucky will have to yield the palm to Southern California.

California breeders go East, buy a stallion for \$10,000, ship him to California, and within ten years sell colts from him to the value of several hundred thousand dollars. When Eastern and Kentucky breeders are wise, they will come here to breed their trotters and thoroughbreds on land that can be purchased, by thousands of acres, at \$15 an acre.

IMPROVED CATTLE. A superior variety of cattle has taken the place of the scraggy, long-horned steers that formerly roamed the unfenced plains of Southern California, left to their own resources for food and utilized only for the hides and tallow. Fine strains have been introduced, and our herds now include choice specimens of Holsteins, Durhams, Jerseys, and other breeds. The introduction of alfalfa worked a revolution in the cattle industry. The open range is almost a thing of the past except in remote mountain regions, and on the large undivided Mexican grants. Range cattle from Arizona are brought here to be fattened for market. At the Chino farm, in San Bernardino County, many thousands of head have been fattened on the refuse of sugar-beets, mixed with hay. Beef always commands a good price in Southern California.

MUTTON AND PORK. Before the horticultural period, sheep raising was a very important industry in Southern California, but wool had to make room for wheat, as wheat has had to give place to wine, and olives, and oranges, and other products of the orchard and garden. The decrease in the wool-clip marks the increase in the settlement of the State. From 56,550,000 pounds in 1876, it fell to 31,854,000 in 1887, since which the substitution of better methods has made up for the falling off of flocks. Instead of being ruined, as they anticipated, by the forced relinquishment of ranges, sheep men, as well as cattle men, have found themselves benefited.

Hogs thrive in Southern California as well as any other variety of stock, and enough are raised to furnish the home market with fresh pork. The bacon and ham consumed in Southern California have hitherto been largely imported. Hogs eat alfalfa readily, and are generally "finished off" with corn. A large packing-house has been constructed in Los Angeles, which will have a capacity of 500 hogs daily, and furnish a good local market.

THE DAIRY BUSINESS. Home production of dairy products has increased largely in Southern California during the past five years. This section is eminently adapted to the dairy business. An acre of alfalfa will supply four cows with green food the year round, and this may be supplemented with beets, squash, and corn, which, as already shown, yield remarkable crops.

The chief dairying districts of Southern California are in the Santa Maria Valley, Santa Barbara County, and the Los Nietos Valley, Los Angeles County. A condensed-milk factory is in operation at Buena Park, in Orange County. There is much money to be made in the dairy business by those who understand it and have sufficient means to establish themselves and introduce their product on the market. Good butter averages from 35 to 45 cents a pound. What has been said of butter applies equally as well to cheese. There are several cheese factories in Southern California, and room for more.

PROFITABLE POULTRY. Poultry-raising offers great inducements to industrious men of moderate means. Poultry does well here, when given the same attention which it receives in the East. Hundreds of farmers in Southern California have lived mainly on the product of their poultry yards while their orchards were coming into bearing. The price of fresh eggs rarely falls below 25 cents a dozen, while chickens bring \$6.50 a dozen. Care should be taken to provide chickens with a patch of green feed in summer. Alfalfa is excellent for this purpose, the fowls eating it readily.

There are several ostrich farms, where the birds are successfully raised for their plumes.

WHITE SAGE HONEY. Southern California honey is celebrated the world over, being shipped by the car-load to the East and Europe. The bee men were the pioneers of the mountain cañons, whither the horticulturists have followed them very close, often driving them farther back into the mountains as land became too valuable for bee pasture. The hills abound with flowers and shrubs from which the bees extract the honey, foremost among which is the white sage, from which the finest honey in the world is made. The number of stands of bees in Southern California was recently estimated at 50,000, the honey yield from which aggregated nearly 3,000 tons, worth over \$250,000. The business pays well in average seasons, the work is light, and is especially adapted to those in search of health. Among reported yields are 5,000 pounds from forty swarms; 18,000 pounds from 110 swarms. The increase is very rapid. There is a State bee-keepers' association.

The mulberry tree thrives in Southern California, and silk has been successfully raised on a small scale. There is no trouble about producing silk of fine quality, the chief question hitherto having been that of labor. It is an industry well adapted to *SILK-WORMS*.

furnish pleasant and profitable occupation for women. The mulberry here retains its foliage eight or nine months in the year. Ninety-seven per cent of the eggs produced here hatch and spin perfect cocoons, and the silk is pronounced by competent judges equal to the best in the world. A San Francisco firm offers 25 per cent more for California silk than for the best imported. One acre of mulberry orchard four years old will sustain 240,000 silk-worms, which will spin 1,300 pounds of green or 400 pounds of dry cocoons, worth \$1 to \$1.40 per pound. Fifty per cent of the gross income will pay expense of production, allowing the laborers \$1.50 per day. Only sixty days is required to produce and cure a crop of cocoons, and in this climate two or even three crops may be made in a year. An exhibit of silk from Southern California will be found at the World's Fair.

SEA-FISH. Sea-fishing is only carried on along the coast of Southern California to supply home consumption, and it only does that to a limited extent. It is an industry that might easily be further developed. San Pedro is the chief fishing point. Around Catalina Island fish are very numerous, the great jew-fish, sometimes weighing 400 pounds, being especially plentiful, as is also the Spanish mackerel, a quantity of which have been salted for export on Catalina Island and elsewhere last year. Among other fish which are found in quantity are the barracuda, rock-cod, sea-bass, sardine, and smelt. A whale is occasionally captured, but they are not nearly so plentiful as in former years, when San Pedro was a celebrated whaling station. Our nearest supply point for oysters is, at present, San Francisco.

As olive-oil becomes cheaper in this section a great industry may be built up in preserving some varieties of fish in pure olive-oil, for shipment to distant markets.

H. Hood, Downey; one-half acre of oranges; produced 275 boxes; sold for \$275; cost of production, \$25; net profit, \$250. Soil, damp, sandy; not irrigated.

J. W. Packer of University reports returns from 950 blackberry vines of 3,500 boxes, or an income of \$210 from one-quarter acre of land.

N. B. Smith of Ventura reports returns from sale of crop from seven acres of English walnuts, twelve years old, of \$1,300.

MINERAL WEALTH.



It is a fact not generally known that gold had been discovered and was being washed out in Los Angeles County long before that discovery by Marshall in El Dorado County, which set the civilized world crazy. Yet, though Southern California abounds in valuable minerals, which await development, mining has never attained any great importance in this section. In the early days, the great mining excitement in the northern part of the State completely overshadowed everything else, and of late years horticulture has cast other industries in the background.

RICH OIL DEPOSITS. Without doubt, the most important mineral product of Southern California, at present, is petroleum. The chief wells are located at Puente and Newhall, in Los Angeles County, and in Ventura County. Very few persons, even in Southern California, realize the importance of the oil deposits in the latter county, for the reason that all the best locations are being quietly absorbed, and production is kept at a moderate figure. Some day these oil deposits will astonish the country. There are pipe lines in that county, and a large refinery at Santa Paula. The output of Southern California is about one thousand barrels a day, the oil selling at more than twice the price it brings in the East. Most of the Puente oil is used for fuel and lubricating.

PRECIOUS METALS. Placer gold is found in Los Angeles County, also gold in quartz, there being promising mines near Acton. Gold mines are also being worked in San Bernardino County, and at several points in San Diego and San Bernardino counties there are valuable gold and silver deposits, some of which are being worked with much success. In Orange County are deposits of argentiferous galena. Considerable mining has also been done in San Gabriel Cañon, Los Angeles County. The completion of the Los Angeles smelter will give an impetus to the development of these mines. There is a deposit of tin at Temescal, in San Bernardino



APIARY AT SESPE, VENTURA COUNTY.

Southern California honey is celebrated the world over, being shipped by the car-load to the East and Europe.



AN ORANGE COUNTY OSTRICH FARM.
Ostriches are successfully raised, for their plumage, at several places in Southern California.

SOUTHERN CALIFORNIA.

County, which was purchased by an English company *and worked for* about a year, when it was shut down. *Opinions are divided as to the* value of the deposit.

There are large deposits of excellent iron ore *in San Bernardino* County.

Marble of exceptionally fine quality is quarried *at several points* in San Bernardino County, and a large deposit was recently found in Antelope Valley.

Among other minerals found in Southern California are asphaltum, bituminous rock, borax, copper, cinnabar, fire-clay, granite, gypsum, iron, limestone, lead, marble, rock-salt, and sandstone. With the exception of fire-clay, granite, gypsum, limestone, and rock-salt, these deposits have not been developed.

By-products of petroleum, such as brea, bituminous rock, asphalt, and natural gas, crop up in many places. At several points are small gas wells, which have been utilized.

Southern California offers an inviting field to the miner.

M. B. Fassett of Ontario reports sales from three acres of apricots at \$1,100. The price sold for was 25 per cent less than his neighbor received, he having contracted his early in the season.

J. O. Houser, Covina; ten acres of oranges; produced 318 boxes; sold for \$861.75; cost of production, \$42; net profit, \$819.75; trees, four years old. Soil, sandy loam; irrigated.

J. L. Griffin of Chula Vista reports sales from 1½ acres of apricots of 33,791 pounds at 1½ cents per pound, or \$422.40, and when the report was given the crop was not all in.

C. F. Eaton of Santa Barbara reports a three-year-old olive tree bearing ten gallons of berries, worth, pickled, 50 cents per gallon; 108 trees planted to the acre.

J. A. Mackenzie, Vernondale; four acres of oranges; produced 600 boxes; sold for \$660; cost of production, \$60; net profit, \$600. Soil, dark loam; irrigated twice.

J. F. Isbell, Rivera; three acres of oranges; produced 1,000 boxes; sold for \$1,150; cost of production, \$50; net profit, \$1,100. Soil, sandy loam; irrigated.

William Moss, Rivera; one acre of oranges; produced 500 boxes; sold for \$600; cost of production, \$20; net profit, \$580. Soil, sandy loam; irrigated.

T. R. Passons, Rivera; thirty-two orange trees; produced 125 boxes; sold for \$143.75; cost of production, \$10; net profit, \$133. Soil, sandy loam.

George E. Prentiss, Downey; ten acres navel oranges; product sold for \$4,350; other fruits paid expenses. Soil, sandy loam.

N. Colburn of Pomona sold his apricot crop from 300 trees for \$800, or a little over \$270 per acre.

Mr. Egan; eight-year-old prune orchard, netted \$456 per acre.

TRANSPORTATION FACILITIES.



IN olden times it was said that "all roads led to Rome." To-day it almost appears as if all the principal lines of railroad in the United States, running east and west, were heading for Southern California. The reason for this is not far to seek.

Southern California offers peculiar attractions to the builders of transcontinental lines. In the 1,200 miles of the Pacific Coast there are but three great outlets to the sea—one at the Columbia River, another at the Golden Gate, and the third and best, by the low mountain passes of Los Angeles, San Bernardino, and San Diego counties. No other transcontinental road will attempt to overcome the difficulties and obstacles which were conquered by the Central Pacific under impetus of immense subsidies granted during war times. The Central Pacific has to climb 7,017 feet, as compared with 3,819

EASY GRADES. for the Atchison, Topeka & Santa Fé at the Cajon; 2,822 for the Atlantic & Pacific at Soledad, and 2,560 for the Southern Pacific at San Geronio. The Southern Pacific route, from San Pedro to Galveston, is 800 miles shorter than any other from tide-water to tide-water. A direct road from San Pedro to Yuma would still further lessen the distance.

Southern California has already two competing transcontinental railroad systems, and the prospects are good for the completion of at least one more line within a couple of years.

The Southern Pacific Company's main line, from San Francisco to New Orleans and the East, extends through Southern California 369 miles; 120 miles from Tehachapi to Los Angeles, and 249 miles from Los Angeles to Yuma. At Saugus is a branch extending through Ventura and Santa Barbara counties to Ellwood, 92 miles. There only remain two small gaps to be filled to complete the coast line to San Francisco, work which will probably be accomplished within a year. There are short lines of the Southern Pacific Company from Los Angeles to Santa Monica Cañon, 20 miles; to San Pedro, 22

miles, with branch to Long Beach, 4 miles; to Santa Ana, 32, with branches to Tustin, 11, and Whittier, 6. Total length of Southern Pacific lines in Southern California, 479 miles, divided among the counties as follows: Santa Barbara, 27 miles; Ventura, 50; San Bernardino, 48; San Diego, 156; Los Angeles, 174; Orange, 24.

THE GREAT SANTA FE SYSTEM.

The Santa Fé system is here known west of Barstow as the Southern California Railway. It connects with the Atlantic & Pacific at Barstow, in San Bernardino County, whence a branch runs to Mojave, on the Southern Pacific north of Los Angeles.

Passengers from the East to San Diego go by way of Orange and the coast line. The line to Los Angeles runs due west from San Bernardino. From Mojave to Needles, on the Colorado River, by the Atlantic & Pacific, is 241 miles; Barstow to National City, 211 miles; Los Angeles to San Bernardino, 62 miles; East Riverside to Orange, 41 miles; Los Angeles to Junction, near Oceanside, 83 miles. There are short branch lines from Perris to San Jacinto, 19 miles; San Bernardino to Mentone and back, known as the small loop of the "kite-shaped track," 25; Escondido branch, 21; Los Angeles to Redondo, 22, Inglewood to Santa Monica, 7. Total length of Southern California Company's system in Southern California, 732 miles. The Los Angeles Terminal Railway Company, which was incorporated in Los Angeles two years ago with a capital stock of \$3,000,000, several of the stockholders being St. Louis capitalists, is intended as the terminus of some transcontinental railway. The company has acquired the Los Angeles, Pasadena & Glendale line, has built a line to Long Beach and San Pedro, and has acquired excellent wharf facilities by the purchase of Rattlesnake Island, at the latter place, where wharves and other improvements have been constructed. The total length of the company's lines is about 48 miles.

SHORT LINES. Other short, independent lines in Southern California are the San Gabriel Valley Rapid Transit, from Los Angeles to beyond Monrovia, 20 miles, leased by the Terminal Company; Redondo Railway, 18 miles from that place to Los Angeles; San Diego, Cuyamaca & Eastern, completed as far as Foster, 26 miles; San Diego, Old Town & Pacific Beach; National City & Otay from San Diego to Tia Juana, with branches to La Presa and Oneonta, about 31 miles; the Coronado Railroad Company, along the bay of San Diego, 20 miles; also short lines from Pomona to Chino, and from Santa Ana to Newport. The Peninsula Railroad of Lower California, between San Diego and San Quintin, a

distance of 250 miles, has 17 miles completed and the entire line located. Distance from San Quintin to Yuma, 235 miles, and from San Diego to Yuma, 240 miles.

A dummy line about three miles long extends from the west end of Los Angeles to the foot-hills near Hollywood. The Los Angeles & Pacific, from Los Angeles to Santa Monica along the foot-hills, has been closed down, owing to financial difficulties, for several years. The Southern Pacific new line, three miles in length from Santa Monica to Santa Monica Cañon, where a large wharf has been built, will probably be extended up the coast. The Glendale branch of the Terminal may also be extended to Hueneme, in Ventura County. The Southern Pacific is about to construct a branch from Burbank to Chatsworth Park, in the northwestern part of the San Fernando Valley.

A notable enterprise now under way is the construction of an electric road from Mountain Junction, near Pasadena, into the foot-hills of the Sierra Madre Mountains, whence a cable road will reach an elevation of 3,500 feet above sea level. From the latter point an electric road will extend to the highest point of the range, 6,000 feet above the sea.

The total railway mileage in Southern California is about 1,400 miles, most of which has been constructed within ten years.

The people of San Diego are very desirous of seeing a direct line built across country to Yuma, on the Southern Pacific, and are offering inducements to that end. The Cuyamaca Railroad, which is intended to tap the Southern Pacific between Indio and Yuma, is, as stated, in operation as far as Foster, 26 miles, and will soon be extended.

ANOTHER TRANSCONTINENTAL LINE.

Much interest is taken in the proposed construction of a third transcontinental line from Southern California by way of the rich mineral fields of Southern Nevada and Utah, to Salt Lake City, for which line numerous surveys have been made. This would open extensive markets for our produce, give us cheap fuel, minerals for reduction, and form the shortest railroad line from Southern California to Chicago and the East, saving 350 miles on the shortest existing line. There is only a gap of about 350 miles in lines now in operation to complete this road, and, as stated, it will probably be built within a couple of years. The people of Salt Lake are as anxious to see this road built as are Southern Californians.

The Pacific Coast Steamship Company runs steamers several times

a week from San Francisco to San Diego, calling at Santa Barbara, San Buenaventura, Hueneme, San Pedro, Redondo, and Newport.

The Pacific Mail steamships to and from San Francisco from Mexican and Central American points call at San Diego, and the Atlantic & Pacific Steamship Company's line of freight-steamers from New York also call there and at Redondo. The people of San Diego and Los Angeles hope before long to have Asiatic and Australian steamships run from their harbors.

Peter Hoops, Pomona; two acres prunes, seven years old; 36,740 pounds green; 11,945 pounds dried; sold at 9 cents, \$1,075. Net profit, after paying all expenses, \$933.50, or \$466.75 per acre.

Mr. Wheatley, Pomona; two acres prunes, seven years old; 29,700 pounds green, 11,430 pounds dried; sold at 9 cents, \$1,028. Clear profit, \$937, or \$493 per acre.

B. Guirado, Ranchito; seventy-two orange trees, twelve years old, produced 550 boxes; sold for \$600; cost of production, \$15; net profit, \$585. Soil, sandy loam.

R. Meserve, Pomona; 1,640 orange trees, twelve years old, produced 5,169 boxes; sold for \$14,900; net profit, \$936 per acre. Soil, sandy loam; irrigated.

G. V. Maxon, Rivera; seedling oranges; $3\frac{1}{4}$ acres; produced 2,000 boxes; sold for \$2,300; cost of production, \$75; net profit, \$2,225. Soil, sandy loam.

Mr. Miller, Pomona; 250 peach trees; 38,270 pounds green, shipped to Chicago; net proceeds, \$956 for $2\frac{1}{4}$ acres. Property bought in 1889 for \$870.

Ralph Granger of Paradise Valley, near National City, has seven acres of navel oranges which yielded about \$10,000 in 1892.

Arthur L. Hooper, Los Angeles; three acres pear trees, five years old. \$750. Barley raised between trees paid all expenses.

Edward Dunham of La Cañada reported selling his 10-acre prune crop, on the trees, at \$50 per ton, or \$2,000 for the lot.

Theo. Haley, Fullerton, ten-year-old navel and Mediterranean Sweets yield 600 boxes per acre; sold at \$1.50 per box.

Mrs. Alvin, Lordsburg; $1\frac{1}{2}$ acres prunes, eight years old; twelve tons; sold for \$570. Net profit, \$517.

Peter Morse, Chula Vista, gathered 200 boxes of oranges from an acre of four-year-old trees in 1893.

J. F. Jones of Glendale sold the crop from 120 apricot trees for \$519, or about \$475 per acre.

Maj. Levi Chase, El Cajon, has a prune orchard that in 1891 yielded him \$500 per acre.

Capt. J. S. Garcia of Ontario reported sale of five acres of prunes at \$2,000.

J. S. Briggs, Ventura; two tons and 200 pounds apricots from one tree.

J. W. Stringfield, Pomona; five acres prunes, five years old, \$710.50.

Mr. Packard, Pomona; prunes, \$450 per acre, gross.

E. A. Meserve, Pomona; two acres prunes, \$340.

P. S. Martin, Pomona; one acre pears, \$375.

BUSINESS.



THE commercial importance of Southern California has grown with wonderful rapidity during the past ten years, yet residents of this section have scarcely begun to realize what the near future has in store for this southwestern corner of the United States, whose favored location and wonderful productive capacity must ere long make of its principal cities populous and busy marts of commerce, known to merchants throughout the civilized world.

Long before the "days of gold" vessels made the tedious voyage from the Atlantic Coast to Southern California, bringing manufactured goods, and taking on the return trip hides, tallow, and wool, then the only exports from this section, and to be had at almost nominal prices. That was the pastoral age of Southern California—an age which Dana has ably pictured in his "Two Years Before the Mast." Then came the great rush to the northern gold diggings. From 1849 to 1876 Sacramento was the bourne of all travelers to California, and San Francisco was the Pacific Coast, as far as commerce was concerned.

In the early days gold was the one great product of the State, and San Francisco, as the shipping point of the mining counties, became, through her location on a fine harbor and the rapid accumulation of capital, the commercial metropolis of the whole coast. Scattered trails were then the only means of inland communication. Transcontinental traffic was impossible. Everything in the shape of imports to California came by sea to San Francisco, and was thence distributed by sea north and south. There were 1,200 miles of coast, with a "back country" extending to the Missouri River, and only one commercial outlet.

All of this has since been changed. In 1876 came the Southern Pacific to Southern California, and five years later the Santa Fé, so that now Southern California has two competing transcontinental systems, whereas San Francisco has only one. The low

mountain passes and the short distance from ocean to ocean, as referred to in the preceding article, give this section a great advantage, commercially, over the northern part of the State. The Southern Pacific Company finds it more profitable to bring freight from the East to San Francisco by way of Los Angeles than direct across the Sierra Nevada.

HARBORS. Southern California enjoys, in common with a large portion of the State, the benefit of ocean competition in transportation. The shipping ports are Santa Barbara, San Buenaventura, Hueneme, Redondo, San Pedro, Long Beach, Newport, and San Diego.

The first three are good roadsteads, where, through the protection afforded by the Channel Islands and projecting points of land, vessels lie at open sea wharves most of the year, with little difficulty. Redondo, which is less than five years old, has built up a remarkable shipping business in lumber by schooners, and in merchandise by steamers. The exports and imports by steamer at Redondo of late have slightly exceeded those at San Pedro. The Santa Fé system taps Redondo, while the Southern Pacific runs to San Pedro. This has aroused the latter company to action, and one of the longest wharves in the world—about 4,600 feet in length—is now approaching completion, at a sheltered point about four miles north of Santa Monica, to which point the Southern Pacific Company has extended its line. This wharf is solidly constructed, and when completed will be the most commodious on the Pacific Coast. Deep-sea vessels will come to the wharf and discharge their cargoes at one handling, without lighterage, and great ships will take away cargoes of grain, wine, fruit, and other products for foreign markets.

Most of the shipping of Southern California has, from the time of the earliest Spanish settlement, been done through San Pedro, the chief shipping point of Los Angeles and the adjacent section, situated twenty-four miles distant from the latter city. It consists of an inner harbor, formerly shut off from the sea by a bar, and an open roadstead, sheltered from westerly winds by a high point. Shipping for a long time was entirely conducted by lighters—vessels lying at anchor in the roadstead. At present vessels drawing 18½ feet come to the wharves, the minimum depth of the channel at mean low tide being fourteen feet. After careful surveys the Government entered upon the work of improving the harbor. A breakwater, a mile and a half long, was constructed, and the depth of water on the bar at low tide has been increased from eighteen inches to fourteen feet. Since 1871

Congress has appropriated \$904,000 for improvement of the harbor, while during the past ten years almost as much has been received back in dues.

A board of Government engineers, which recently, for the fifth time, examined the claims of harbors in Los Angeles County for improvement, has again recommended the creation of a deep-water harbor at San Pedro. The cost is estimated at \$2,885,324. It is hoped that an appropriation will soon be obtained from Congress to commence the important work.

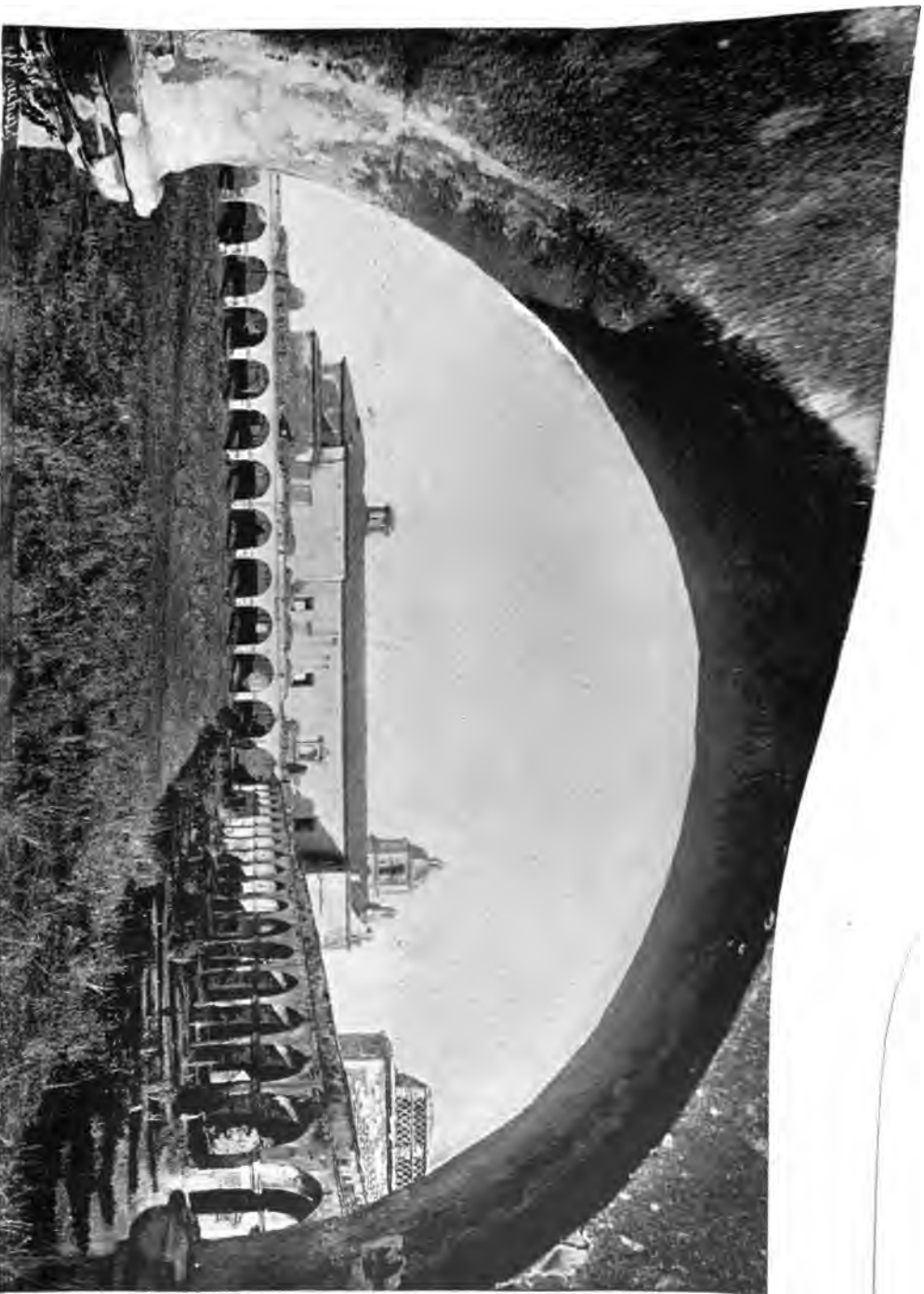
*THE SOUTHERNMOST
PORT.*

San Diego is one of the only two good natural harbors on the Pacific Coast south of Puget Sound, the other being San Francisco. San Diego harbor is a land-locked sheet of water, some thirteen miles in length, with a safe, deep entrance, carrying a minimum depth over the bar, at mean low water, of twenty-two feet. The entrance to the harbor is easily approached, and there are no outgoing dangers. The California Southern Line, of the Santa Fé system, reaches tide-water there. Much wheat is exported from San Diego to foreign ports. During the past six years there have arrived in this port every year, on an average, over 300 steamships and 200 sailing vessels.

The territory covered by Southern California merchants includes Lower California, Arizona, and a portion of Sonora, while the products of the soil are shipped to all parts of the world. When the new road to Southern Utah and Nevada is constructed, a large, new field will be opened up. The chief products shipped are green and dried fruits, wool, wine, brandy, hides, beans, vegetables, borax, and honey. These products, especially fruit, bring large revenues to the transportation lines, which eagerly compete for the handling of them.

*THE NICARAGUA
CANAL.*

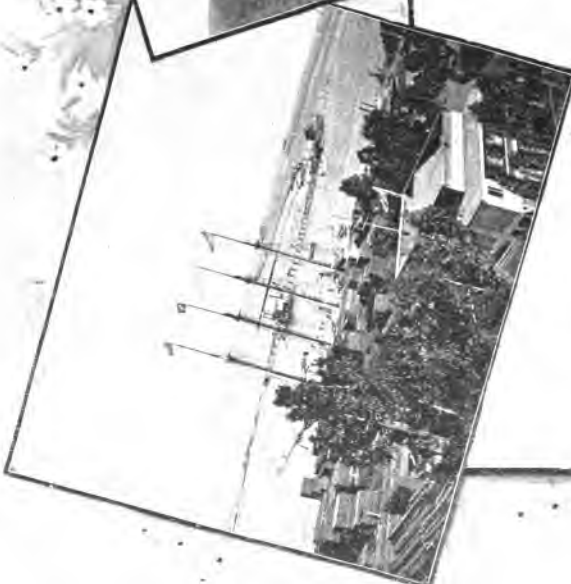
The completion of the Nicaragua Canal will have a wonderfully stimulating effect upon the commerce of Southern California. It will solve the question of a market for our horticultural products, and make overproduction an impossibility. With the aid of refrigerator steamers we can lay down fresh fruits in Northern Europe within three weeks, at a time of the year when those markets are unsupplied. The saving in distance to New York over the Cape Horn route will be more than 10,000 miles, or nearly half the distance round the globe. Moreover, the shortest route from China and Japan to the Nicaragua Canal passes within 100 miles of the Southern California coast. Consequently, all steamships in the great trade to the eastern coasts of North and South America will make our Pacific Coast harbors ports of call for coaling, and for discharge and taking on cargoes.



THE MISSION BUILDING, SAN LUIS REY, SAN DIEGO COUNTY.
San Luis Rey is one of the chain of missions established in California by the Catholic Church toward the end of the last century. It has recently been restored.



Avalon, Catalina Island.



Long Beach, a popular summer resort.
THE PACIFIC, NEAR LOS ANGELES.



The Commercial port of San Pedro.

Exports from and imports to Southern California by rail are divided between the Santa Fé and the Southern Pacific Railway companies. The following statement shows shipments of oranges, lemons, other fruits, vegetables, and honey, in pounds, for the year 1892:

Oranges.....	62,811,000
Lemons.....	226,800
Other fruits and vegetables.....	45,361,800
Honey.....	440,000
Total.....	108,839,600

Following were the totals for the three previous years, showing how considerably the business has increased:

1889.....	55,114,000
1890.....	71,600,000
1891.....	104,161,000

The freight business handled by the Southern California (Santa Fé) Company for the year was as follows in pounds:

Grain.....	45,945,600
Flour.....	9,742,400
Other mill products.....	10,212,000
Hay.....	19,531,200
Fruit and vegetables.....	119,548,600
Live stock.....	10,246,800
Dressed meats.....	873,800
Other packing-house productions.....	8,019,400
Poultry, game, and fish.....	2,589,200
Wool.....	3,658,800
Hides and leather.....	1,377,800
Bituminous coal.....	118,693,400
Ores.....	653,000
Stone, sand, and other like articles.....	51,963,000
Lumber.....	150,228,800
Petroleum and other oils.....	17,704,800
Sugar.....	1,618,000
Iron, pig and bloom.....	291,200
Iron and steel rails.....	572,200
Other castings and machinery.....	6,920,400
Bar and steel metals.....	19,112,400
Cement, brick, and lime.....	70,338,000
Agricultural implements.....	3,871,200
Wagons, carriages, tools, etc.....	3,684,200
Wines, liquor, and beer.....	11,392,800
Household goods and furniture.....	12,451,200
Merchandise.....	98,598,400
Miscellaneous.....	22,550,000
Total.....	820,394,200

The latest available statistics of the Southern Pacific Company show the following exports, in pounds, by that route, for the eleven months ending November 30, 1892:

Oranges and lemons.....	36,364,862
Potatoes and vegetables.....	19,140,000
Canned goods.....	3,902,460
Dried fruit.....	6,824,126
Raisins.....	12,701,251
Beans.....	10,008,583
Wine and brandy	5,288,256
Honey.....	447,805
Walnuts.....	1,173,904
Wool.....	2,532,105
Hides and pelts.....	758,420
Asphaltum.....	4,161,535
Total.....	103,303,307

The maritime business of Southern California consists of coast-wise exports and imports by steam and sailing ship, at Santa Barbara, San Buenaventura, Hueneme, Redondo, San Pedro, Newport, and San Diego, to which will soon be added Santa Monica and Long Beach, also foreign exports and imports, by steam and sailing ship, at San Pedro, Redondo, and San Diego. The largest maritime business is done at present at San Pedro, followed by San Diego and Redondo.

Last year the customs district and port of Wilmington (San Pedro) was changed by Act of Congress to Los Angeles, and this city was constituted an immediate transportation port. This enables Los Angeles merchants to import merchandise in bond direct to the city. The collections from customs at San Pedro in 1892 amounted to \$70,000. The total value of foreign imports at San Pedro for the year was nearly \$340,000, including 85,000 tons of coal, 12,000 casks of cement, and over 416,000 feet of lumber. The domestic imports included 66,000,000 feet of lumber and 14,000 tons of general merchandise. The domestic exports by this route consist chiefly of grain, of which 600 tons was shipped in 1892. Over 600 foreign and domestic vessels arrived at San Pedro during the year.

Additional statistics of shipments will be found in the description of the several counties.

Business throughout Southern California is *ON A SOLID BASIS.* at present in a healthy condition. The manner in which this section held up under the collapse of the crazy real-

estate boom of six years ago is of itself sufficient evidence of the *solidity* of our resources. While many persons were, of course, temporarily embarrassed, there was no panic, no crash, nor any failures of consequence. At present legitimate business is more extensive and on a more solid basis than during the height of the boom. There is a healthy demand for real estate, and choice inside business property is worth more than it was during that period. The wholesale houses of this section carry heavy stocks, and in several cases report a large increase over their business last year. Especially is this the case in the line of agricultural implements and hardware, which shows that the soil, the true basis of our wealth, is being developed. Several large wholesale houses have been forced to increase their capital. Collections have been easy. Traveling business men concur in the opinion that business in Southern California, as a rule, is at least as good as in any other part of the United States. A number of San Francisco and Eastern houses have established branches in Los Angeles.

The present rate of interest for loans on good real-estate security runs from 6 to 8 per cent net to the lender, who, under the laws of the State of California, has to pay the mortgage tax.

County and city bonds are freely bid for by outside capitalists at high figures. County and municipal credits are A No. 1.

In no direction is the solid financial standing of Southern California so clearly seen as in the condition of its banks. *MONEY IS PLENTIFUL.* According to the report of the State bank commissioners, there were in Southern California, on the first day of July, 1892, the following banks:

Savings banks.....	12
Private banks.....	2
National banks.....	21
Commercial banks.....	42
Total	77

Since then, several new banks have been established. These banks had net cash on hand amounting to \$6,489,993. The deposits amounted to \$19,967,023, an increase of about 30 per cent in two years, as compared with an increase of only 16 per cent in the State at large. Of the net amount due to banks of California from the East, over one-half is due to Southern California, which has only one-tenth of the deposits of the State. The deposits of Southern California amounted to \$99 per capita, as compared with \$65 per capita in the rest of the State, outside of San Francisco.

The bank clearings of the Los Angeles city banks, for the year 1892, aggregated \$39,209,114, and the balances \$7,955,922. The bank clearances of Los Angeles during the present year have shown a large and steady increase over 1892, while the clearances of the country at large have decreased.

The following eloquent figures, which are compiled from a table of bank clearings published in Bradstreet's of June 3, show the percentage of increase in bank clearings between May, 1893, and May, 1892; between five months of 1893 and of 1892; and between five months of 1893 and 1890, in the United States, in San Francisco, and in Los Angeles:

Percentage of Increase.	United States.	San Francisco.	Los Angeles.
May, 1893, over May, 1892.....	4½	5½	60
Five months 1893 over 1892.....	1	½	38
Five months 1893 over 1890.....	5½	½	66

P. O. Johnson, Rivera; 3½ acres of oranges; produced 2,000 boxes; sold for \$2,300; cost of production, \$100; net profits, \$2,200. Soil, sandy loam; irrigated.

J. H. Dunlap, Ranchito; seven acres of oranges; produced 4,000 boxes; sold for \$4,600; cost of production, \$150; net profit, \$4,450. Soil, sandy loam; irrigated.

Mr. Garvey, Pomona; three acres prunes, seven years old; 53,000 pounds, sold, green, at 2½ cents, \$1,325. Profit, after paying for picking and hauling, \$1,263.

John E. Whitney, Pomona; one acre prunes, six years old; dried crop; sold at 10 cents, \$487. This acre was purchased the previous year by Mr. Whitney for \$450.

Kinton Stevens of Santa Barbara reports the yield of a sixteen-year-old lemon tree at 2,000 lemons per year, or ten boxes.

Peter Hoops, Pomona; two acres apricots, 14½ tons green, 5,320 pounds dried; sold at 12 cents, \$632. Net profit per acre, \$294.

S. R. Thorp, Ventura; forty acres apricots, ten years old; 720,000 pounds green, 120,000 dried; sold for \$15,000.

J. W. Cook, Glendora, six-year-old Washington navels; 107 trees to acre; 2½ boxes per tree; \$2.50 per box.

J. S. Lauterman; eight year-old French prunes; 7¾ tons, green, per acre; sold at 2½ cents per pound.

George M. Hawley, Santee, has a lot of peach trees that brought him \$5 per tree, season of 1892.

E. B. Collingridge, Compton, reports sales for three years from 3½ acres of apples at \$5,400.

H. J. St. John, Pomona; two acres prunes, 9½ tons per acre; sold at \$50 per ton.

W. S. Young, Lordsburg; three acres prunes, \$583.

J. W. Brown, Pomona; six acres prunes, \$1,652.

FACTORIES AND WORKSHOPS.



WHILE Southern California is not what is known as a manufacturing section, and probably never will be in the sense that the term is applied to the densely-populated, smoke-shrouded centers of the East, yet there are many manufacturing enterprises scattered through the seven southern counties, which, in the aggregate, employ a large number of men. Moreover, new manufacturing enterprises are beginning to come in fast, as shrewd capitalists note the large profits which are offered in this field. Southern California has had a pastoral era, a speculative era, and a productive era. From now on much attention will be given to the working up of our numerous and valuable raw products.

Hitherto the high cost of fuel, labor, and transportation, and the high rates paid for money, have blocked the wheels of progress in this direction. These obstacles are being rapidly removed. During the past twelve months half a dozen important manufacturing enterprises have been inaugurated in Los Angeles alone, including a smelter, a pork-packing establishment, and a rolling-mill.

Among the most important articles that are made here may be mentioned iron-castings, iron and cement pipe, machinery, brick, canned and dried fruit, boxes, flour, crackers, soap, doors and sashes, mineral water, beer, wine, and brandy, furniture, candy, pickles, ice, and sugar.

The present article will be mainly devoted to a glance at the openings for manufacturing enterprises in Southern California, which are so numerous and attractive.

OPENINGS FOR CAPITAL. First should be mentioned the utilization of our fruit products, by canning, drying, crystallizing, and making into jam. There are numerous factories of this description, but the industry is capable of almost indefinite extension. Especially for crystallized fruit is the demand greater than the supply, at high prices. The only crystallizing fruit

factory on a large scale in the United States is located in Los Angeles, and produces a fine article. The by-products of the orange, which form an important branch of the industry in Europe, have not been utilized at all here, although one small factory has recently been started in Los Angeles to make essential oils. Among these products are orange-peel oil, worth \$2 per ounce; heroly oil, \$4 per ounce; fallen green-fruit oil, \$4 per pound; oil from leaves, \$2 per pound; citric acid, 50 cents per pound; dry orange flowers, \$4 per pound; orange-blossom pomade, \$2.50 per pound; orange-flower water, \$2.50 per gallon. None of these processes require any expensive machinery or unusual skill.

Several potato-starch factories have been established during the past year in Southern California. Several olive-oil mills have been built, and others are contemplated.

BET SUGAR. Sugar from beets has been made for two years at the large Chino factory in San Bernardino County, which last season utilized the product of over 4,000 acres. A coöperative beet-sugar factory, of about equal size to that at Chino, is about to be built near Anaheim, in Orange County. With a climate permitting work to be carried on three times as long as in Europe, and many thousands of acres adapted to beet culture, there should be at least a dozen more beet-sugar factories in Southern California. The profits of such an enterprise are very large.

There are several creameries and cheese factories, and room for more, large quantities of butter and cheese being still imported from the East. Nearly all the ham and bacon consumed in Southern California is also imported, but this will soon be changed now that the pork-packing establishment in Los Angeles, with a capacity of 150,000 hogs a year, is completed.

The castor-bean grows all over the country, and becomes a tree within a year, yet we have only one small castor-oil mill, started a few months ago in Los Angeles. Linseed oil could also be profitably manufactured on a large scale.

Though pickles are made here, we still import car-loads from Europe, which should not be, as cucumbers, onions, beets, tomatoes, peppers, and other vegetables bear all the year round, and yield immense crops. With tomatoes delivered at the factory at \$8 a ton, we should build up an export trade in tomato catsup, which is now made here only for home consumption.

Right within the city limits of Los Angeles are hundreds of thousands of tons of fine glass sand, from which, at an experimental test,

excellent glass has been made. Fifty thousand dollars would liberally equip such a factory, yet we import all our glass from the East.

A TANNERY NEEDED. Immense quantities of raw hides are shipped East, and reimported as shoes, saddles, and harness. There is only one small tannery in this section. We should prepare here calf-skins and kip-skins, also sole and harness leather. In shipping hides the stock could be culled, and the "runners," or lean hides, worked up into "lace-leather." What are known as "ranch hides"—those produced on farms where a few animals are kept—can be purchased at a nominal price. The expense for tallow and neat's-foot oil in the manufacture would be less than in the East. There is some tan-bark oak here, and large quantities in Lower California. The extract can also be imported from the Pennsylvania and West Virginia forests, where it is prepared. A shrub, called *canaigre*, also grows, from which a good substitute for tan-bark is made.

A harness and saddle factory and a shoe factory would soon follow such a tannery. At present both these articles are made only on a very limited scale. A small shoe factory has just been established at Alhambra, in Los Angeles County. The lower grades of shoes might be made here at first from kips and calf-skins, shipping the better grades of hides. There is a large market for harness. The tanning of sheep-skins would also be profitable. From hoofs and refuse hides glue could be made; also fertilizers, which are much needed.

Tobacco might be grown and manufactured in several parts of Southern California, where it has already been tested, and good quality cigars made from the product.

OTHER PROFITABLE OPENINGS. A little ordinary wrapping-paper only is made here. There is a good opening for one or more paper-mills, to make manilla and other papers. A vast quantity of paper cuttings are destroyed, also large quantities of rags, while hemp can be grown here profitably. Fine tissue-paper for wrapping fruit should be made, and fine wrapping-paper from flax.

A rope-walk for the manufacture of cordage would pay.

Working-pants, shirts, jackets and overalls should be made here on a large scale to supply the home market.

There are a couple of small potteries, but most of our milk and butter-crocks, jam-jars, fruit-jars, and flower-pots are still imported, in spite of the fact that we have deposits of excellent clay here.

There are extensive deposits of mineral paint in several places, which might be profitably worked up.

From the residue of petroleum, which is produced abundantly here, might be manufactured a great variety of products, such as coal-tar colors, lubricating oils (made now on a small scale), water-proofing, ink (which is now manufactured in Ventura County), vaseline, benzine, and naphtha, and washes for insect pests; also fuel gas, which is largely made from petroleum in the East.

The Pacific Ocean abounds with fish. Salt and dried fish are put up at San Diego and San Pedro, and some mackerel were salted last year on Catalina Island, but the industry is capable of great extension. The canning of sardines, lobsters, and turtles would be profitable. The latter are found by millions in the Gulf of California.

A brass foundry on a considerable scale, to supply the home market with all kinds of plumbing, gas and steam fittings, is badly needed. There is one in Los Angeles, but the demand for the product exceeds the supply.

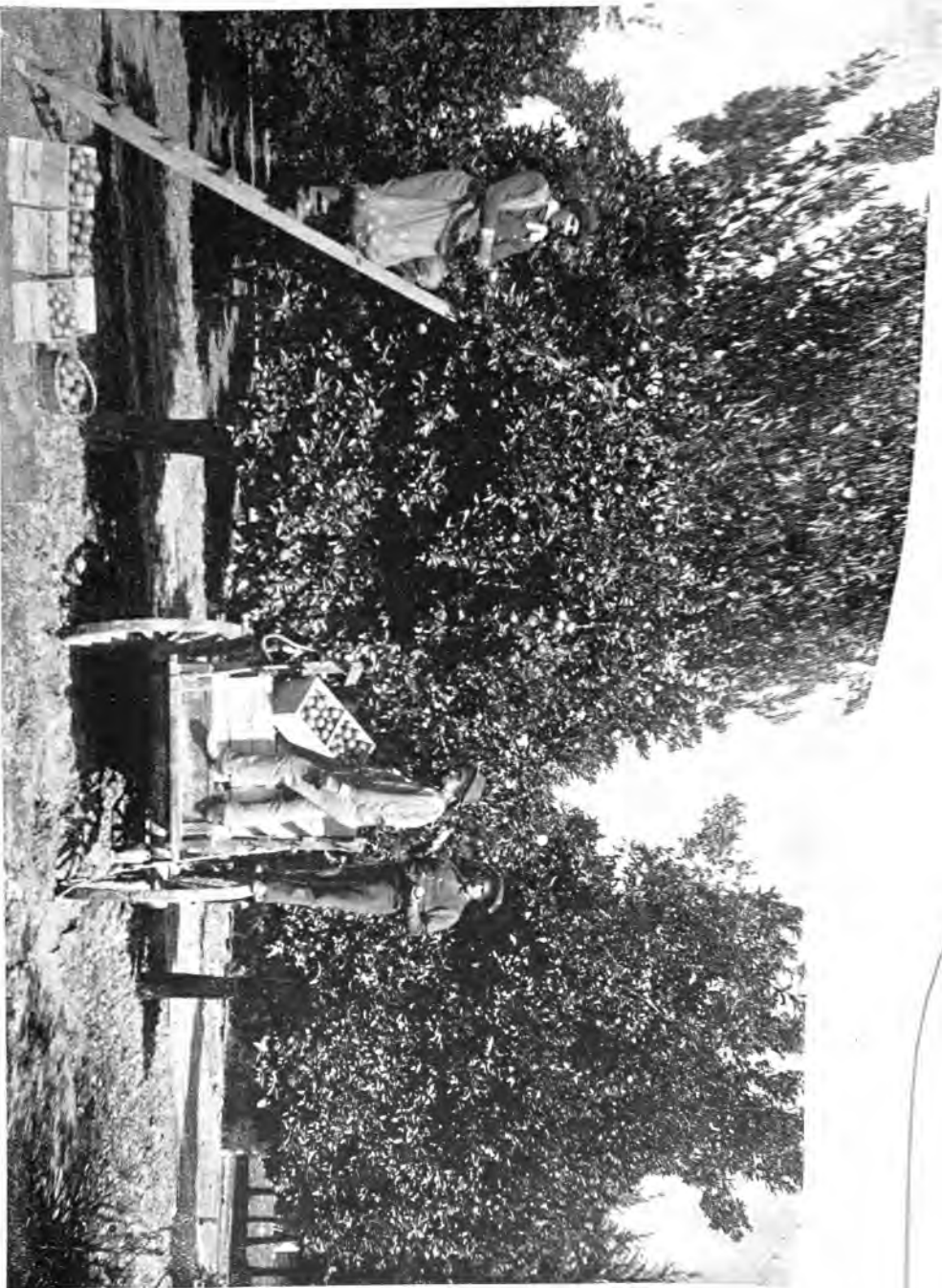
There is a good opening for a nail factory, the consumption being very large and scrap-iron plentiful.

There has long been a demand for mineral reduction works, ores from this section being now sent as far as Pueblo and Kansas City for reduction. Work has commenced in Los Angeles on a custom smelter. There is a large field to draw upon, extending over Lower California and Arizona, as well as Southern California. To these sections will soon be added Southern Utah and Nevada, when the railroad to Salt Lake is completed. That road will also give cheap fuel. At present coke for smelting can be laid down to Los Angeles at a much lower rate than in the mining regions of the interior.

One of our leading articles of export is wool, which should be worked up at home. There is a fine opening here for several branches of woolen manufacture.

It will be noticed that into the manufacture of many of the articles above mentioned, the question of fuel does not enter, or plays but a small part. Fuel is becoming cheaper every year in Southern California, and, with the opening of a railroad to Southern Utah, should be laid down here at \$5 a ton. There are also large quantities of anthracite coal in Sonora which might be developed. Crude petroleum produced here is largely used as fuel. The supply is capable of great extension.

THE FUEL QUESTION.



ORANGE PICKING IN LOS ANGELES COUNTY
In the months from February to June the great part of the orange crop is harvested and packed. The work affords employment to many thousand men and girls.



ORCHARD AND PUMPKIN FIELD IN LOS ANGELES COUNTY.

In the above pictured orchard of two acres, fifty-three tons of pumpkins were raised without irrigation, between the trees, netting \$106.

Brea, a residue of petroleum, is found in several places and used as fuel.

The people of Southern California are, as a rule, fully awake to the importance of encouraging home production and ready to offer all reasonable moral and material encouragement to those who come to establish new industries in our midst.

While the feasibility of establishing such heavy industries as rolling mills in Southern California at present may, in view of the distance from each other of the iron and fuel supply, be open to some question, there are a hundred articles, such as those above mentioned, the manufacture of which offers sure profits and quick returns. Moreover, each of these manufactures bring others in its train. Thus a tannery is followed by shoe, saddle, and harness factories and a business in tanbark, while around a beet-sugar factory will cluster fruit canneries, jam and fruit crystallizing works, glass-jar factories, dairies, and pork-packing establishments for utilizing beet refuse. Besides this, large quantities of limestone have to be mined, from the refuse of which, after it has passed through the factory, excellent cement can be made.

M. B. Fassett of North Ontario Fruit Company bought a crop of Royal apricots from three acres, paying between \$1,000 and \$1,100, the rate being 1 cent a pound.

P. W. Packer, Eagle Rock Valley; seventy peach trees, seven years old; 10½ tons, \$25 a ton, \$268.75.

Mr. White, Eagle Rock Valley; 223 trees, eight years old; \$850; equivalent to about \$360 an acre.

Muir place, Pomona; three acres prunes, eighteen tons; sold, dry, for \$1,135; clear profit, \$1,016.

Geo. A. Betts, Anaheim, seven-year-old Eureka lemons; 170 boxes an acre; \$3 per box, cured.

C. Vaughn, Azusa; 700 pounds apricots each from several trees; fruit sold at 1 cent a pound.

M. W. Cobban, Pomona; three and a half acres apricots, \$810; equivalent to \$231 per acre.

Sallee place, North Pomona; five acres prunes, thirty-three tons, sold at \$50 a ton, \$1,687.

A. H. Johnson, Duarte, twelve-year-old budded seedlings; 700 boxes to acre, \$1 per box.

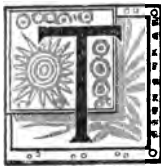
B. Talmadge, Pasadena, ten-year-old navels, 400 boxes to acre; \$2 per box.

P. J. Dreher, Pomona; sixty-five peach trees, \$150.

M. J. Simpson, Pomona, six acres prunes, \$2,800.

Eli W. Keller; six acres prunes, \$2,450.

SOCIAL ADVANTAGES.



THOSE who may have conceived the idea that society in Southern California partakes in any degree of the "wild and woolly West" character will find themselves most agreeably disappointed on arriving here. Indeed, few communities in the world can rank with Southern California in respect to general culture and facilities for education. This section promises to become to the United States what Greece was to ancient Europe. Culture in the New World is finding its ultimate home in the same latitude that witnessed its greatest development in the Old. This state of affairs is largely due to the number of talented people who are attracted hither by our balmy climate.

Besides the complete system of public schools, private schools and colleges abound in all portions of Southern California, and many Eastern people avail themselves of the opportunity to send children with a tendency to weak lungs to a country where plenty of out-of-door exercise is a possibility every day in the year. Most of the leading religious denominations are represented, not only by scores of churches, but also by one or more religious colleges. The work of the school is further supplemented by an army of specialists of music, painting, and in fact every department in art. The Chautauqua has an active membership of nearly a thousand, and meets annually at Long Beach. Lectures and other entertainments, by home and foreign talent, are of almost daily occurrence. The educational and social facilities afforded by Southern California are, in the widest sense of the word, unsurpassed. Libraries are numerous, and well-stocked with the latest works. Our newspapers are far above the average, both in quantity and quality. Many brilliant writers and artists, unable to withstand the charms of Southern California, have made their permanent home here. There is not a secret society of any importance that is not represented by many lodges.

Society in Southern California is very cosmopolitan. Every State in the Union, and almost every country in the world, are numerously represented. There is a charming absence of dull monotony in social life. New arrivals are loud in their expressions of surprise at the cultured and refined social atmosphere which they find here.

Reference has already been made to the cost of an orange grove. Below we give the average cost of five acres of lemons for five years:

Five acres land at \$200.....	\$1,000.00
Plowing and preparing for planting.....	125.00
360 trees planted, at 75c.....	270.00
Caring for trees one year, say \$20 per acre.....	100.00
Piping, fluming, and connections.....	40.00
Water for irrigation, one year.....	20.00
Interest on \$1,000 one year at 8 per cent.....	80.00
Cost first year.....	\$1,635.00
Labor and caring for trees second year.....	\$100.00
Water for irrigation.....	20.00
Interest on \$1,635.80 at 8 per cent.....	130.80
	250.80
Cost second year.....	\$1,885.80
Labor and caring for third year.....	\$150.00
Water for irrigation.....	20.00
Interest on \$1,885.80 at 8 per cent.....	150.86
	320.86
Cost for third year.....	\$2,206.66
Less 360 boxes (one box per tree) at \$1 net.....	360.00
Net cost end third year.....	\$1,846.66
Labor and caring for fourth year.....	\$150.00
Water for irrigation.....	20.00
Interest on \$1,846.66 at 8 per cent.....	147.73
	317.73
Cost for fourth year.....	\$2,164.39
Two boxes per tree equals 720 boxes at \$1 net.....	720.00
Net cost fourth year.....	\$1,444.39
Labor for fifth year.....	\$150.00
Water for irrigation.....	20.00
Interest one year on \$1,444.39 at 8 per cent.....	115.55
	285.55
Cost for fifth year.....	\$1,729.94
The production the fifth year will be at least three boxes per tree, equal to 1,080 at \$1 net.....	1,080.00
Net cost of five acres the fifth year.....	\$649.94

PLEASURE AND SPORT.



OR those who are "on pleasure bent" Southern California offers many and varied attractions. The lover of nature, the mountain-climber, the hunter, the angler, the naturalist, the botanist, the geologist, and the antiquarian will all find in this section a rich field.

There is no lack of attractive resorts. Between the smiling sea-shore and the snow-capped mountain summits are hundreds of interesting valleys, glens, cañons, and hills, affording a constant change of scenery. Among popular seaside resorts are Santa Barbara, San Buenaventura, Santa Monica, Redondo, San Pedro, Long Beach, Newport, Laguna, Arch Beach, San Juan, Oceanside, and Coronado. Half a dozen large islands invite the fisherman, hunter, and explorer.

FROM OCEAN TO MOUNTAIN TOP.

Catalina Island, about twenty-five miles from the coast, is a romantic mountainous island, and a most attractive resort. A steamer runs regularly during the summer. At all points on the coast sea-bathing may be indulged in all the year round. The mountain scenery is grand, with cool glens containing a wealth of mosses, ferns, flowers, and shrubs; and elevated valleys, where the summer days, under the giant pines, are refreshing and invigorating. Among the celebrated mountain resorts are Wilson's Peak, San Gabriel and San Antonio cañons, Bear Valley, Arrowhead Reservoir, Strawberry Valley, and Rubio Cañon. In the interior of Santa Barbara and Ventura counties are many attractive mountain valleys of less elevation. The Julian country, in San Diego County, is interesting, being picturesquely located in the midst of the Cuyamaca Mountains.

HUNTING AND FISHING.

Among the game that is found may be mentioned wild geese, duck, snipe, quails, cotton-tail and jack rabbits, squirrels, foxes, deer, wildcats, California lions, and cinnamon bears. There is a State bounty of \$2.50 on coyote scalps, and those animals are, consequently, becoming scarce.

The angler can find plenty of trout in the mountain cañons. In the ocean there is excellent fishing, both with line and seine.

The tourist should not omit to visit the old missions of San Gabriel, San Juan Capistrano, San Luis Rey, San Diego, San Fernando, San Buenaventura, and Santa Barbara.

On Catalina Island, and at some points on the mainland, large quantities of Indian relics have been found. Beautiful pebbles are picked up on the beach at Redondo. There are coursing, tennis, athletic, and other clubs, with frequent meetings, for lovers of sport.

The following letter written to the Chamber of Commerce, San Diego, gives some idea of the enormous yield of the lemon tree:

San Diego Chamber of Commerce:

Good lands can be purchased in the lemon district at from \$100 to \$350 per acre, with water.

If a one-year bud on a four-year-old root be planted and receive good care, one box per tree can be picked the second year, and on the fifth year they will yield at the lowest estimate five boxes per tree (seventy trees to the acre); making 350 boxes per acre, which at \$1 per box net yields a revenue of \$350 per acre. And from this on the increase will be rapid till the production will be from ten to twenty boxes per tree for the year.

From a tree fifteen years old, planted by the writer, now owned by Mr. S. W. Morgan at Sunnyside, 3,500 lemons were picked; and if the tree had been properly propped and cared for before breaking down, 4,000 lemons would have been taken during the season. In the same orchards there are trees of the Sicily variety that have produced during the year (1892-93) from fifteen to twenty boxes of lemons packed ready for market.

Many reports of this kind can be had, but it does not follow that *all* trees will give the same results, but it *does prove* that lemon trees properly cared for in the way of cultivation and fertilization will give results to satisfy the most sanguine investor.

J. C. FRISBIE.

SUNNYSIDE, CAL., June 1, 1893.

W. H. Vestal of Whittier sends to the World's Fair a sample of the castor bean stalk which measures eighteen inches in diameter, 3½ years from the seed.

The San Diego Chamber of Commerce sends to the World's Fair a mangel-wurzel beet six feet long, weighing 125 pounds.

THE COUNTIES.

Their Cities and Towns, Valleys, Plains, Foot-hills, and Mountains.

NOTE.—In order to insure uniformity, wherever population is mentioned the census of 1890 is referred to. It should, however, be remembered that the growth of most of the places mentioned has been large, and in some cases remarkable during the past three years.

RIVERSIDE COUNTY.—This county, a bill for the formation of which from portions of San Bernardino and San Diego counties passed the Legislature after the following matter was compiled, is about 180 miles long by 40 miles wide, having an area of over 7,000 square miles, and extending from Orange County, on the west, to the Colorado River, on the east. The population is about 14,000; assessed valuation nearly \$13,000,000. The principal places in the county are Riverside, East Riverside, South Riverside, Perris, Elsinore, San Jacinto, Winchester, Wildomar, Murietta, Temecula, Rincon, and Banning.

LOS ANGELES COUNTY.

Los Angeles, the leading county of Southern California, contains about 4,000 square miles of territory. Some four-fifths of this is capable of cultivation, with water supplied, the remainder being mountainous. The shore-line is about eighty-five miles in length, the county extending from thirty to fifty miles from the ocean.

Within this area there is a remarkable variety of scenery, soil, and climate. There are low, moist valleys, elevated mesas, or table-lands, rolling foot-hills, and rugged mountains, sometimes snow-capped in winter. On the coast the climate is always cool; in the interior valleys it is sometimes very warm on summer days.

Horticulture is the great industry of Los Angeles County, the entire list of products including everything that can be grown in the State. There are about 1,500,000 fruit trees growing in the county, and orchards are being planted on every hand. The income from this source, already large, will within a few years be immense.

The population of the county increased from 33,881 in 1880 to 101,454 in 1890, and, notwithstanding the segregation of Orange County, the assessed valuation of property between 1882 and 1892 increased from \$20,655,294 to \$32,805,965.

The county abounds in attractive resorts, from sea-shore to pine-clad mountains, where comfortable hotels are, during a portion of the year, filled with health and pleasure seekers from all parts of the world.

The transportation facilities of the county are unexcelled, eleven lines of railroad centering in Los Angeles city. Of these, two, the Southern Pacific and Southern California (of the Santa Fé Route) are competing transcontinental lines. The ports of the county are San Pedro, Redondo, Long Beach, and Santa Monica.

LOS ANGELES CITY.

Los Angeles city, the second city in the State and the commercial metropolis of Southern California, has a charming location at the base of the Sierra Madre foot-hills, 15 miles from the coast and about 300 feet above sea-level. The city-

limits cover about thirty square miles of hill, valley, and plain, affording a succession of varied and picturesque residence sites.

In 1880 Los Angeles was a sleepy semi-Mexican *pueblo* of 11,000 people. Its houses were mostly of *adobe*, or sun-dried brick; its streets were unpaved and few even graded; its chief commerce was confined to wool and hides. Even in 1885 there had been little improvement. The changes that have taken place during the past seven years are truly wonderful.

The population of Los Angeles, by the census of 1890, was over 50,000, and is at present not less than 65,000. There are in the city nearly one hundred miles of graded and graveled streets, eleven miles of paved streets, and ninety miles of cement sidewalks. Most of the street-paving is of asphaltum. An internal sewer system, costing \$374,000, has been completed, and work has commenced on an out-fall sewer to the ocean, which will cost \$400,000. There are several systems of water-supply and bonds to the amount of \$526,000 have been voted for a complete municipal system. For ten years the city has been lighted entirely by electricity.

The value of buildings erected within the past ten years—and mainly within the past five—is not less than \$20,000,000, including a \$500,000 court house, a \$200,000 city hall, and a number of handsome four, five, and six story blocks, costing from \$100,000 to \$300,000 each.

Two handsome theaters seat 1,400 and 1,000 respectively, and present most of the leading attractions from the East and Europe. There is also a large pavilion, seating 4,000, where fairs, fruit shows, and occasional theatrical performances and concerts are given.

The street-railroad system is probably superior to that of any city of equal population in the United States. There are nearly one hundred miles of street-railroad track, mostly cable and electric.

Los Angeles is favorably situated for commerce, as well as for pleasant residence. This subject is referred to in the articles on Railroads and Business.

There is no city in the West where business is better than in Los Angeles at present. The wonderful natural resources of the surrounding country are shown by the manner in which Los Angeles survived the effect of the wild, speculative real-estate boom of 1886-87. There were no failures, and while many, of course, bought more land than they needed, and suffered individual discomfort, the affairs of that period have been gradually adjusted, prices of real-estate have come down to a reasonable basis, and city property is again attracting the attention of conservative Eastern capitalists, who see in it a good investment. Several Eastern men of wealth have invested millions in Los Angeles property during the past year, and are building large business blocks. A big revival is notable all along the line. Substantial buildings are going up in every direction and improvements of an enduring character are being made. With the increase in population, manufacturing is also taking a forward stride. Cudahy, the Omaha packer, has erected a packing-house with a capacity of 150,000 hogs annually.

Work on a smelter, to treat the gold and silver ores of Southern California, Arizona, and adjacent sections, has commenced; also on a rolling-mill, which at first will utilize scrap iron. The Los Angeles Chamber of Commerce has done much to advance the interests of the city and county.

Socially Los Angeles is a most attractive city, the inhabitants being cosmopolitan, hospitable, and refined. The schools are second to none in the United States. There are also a number of colleges. The public library contains over 30,000 well-selected volumes. Lectures, concerts, and other entertainments are of almost daily occurrence. The ocean and mountains are both within three-quarters of an hour's ride by rail.

The homes of Los Angeles charm the visitor, most of them standing in spacious lots, beautified with semi-tropical trees and shrubs. Hotels and boarding-houses are plentiful, and rates reasonable.

The Los Angeles Chamber of Commerce has done a vast amount of work in advancing the interests of the city and section.

SAN GABRIEL VALLEY, the beauty spot of Southern California, has been declared by many experienced travelers to be the most charming valley in the

world. He who sees the valley for the first time at midwinter, when the golden globes of the orange nestle in the dark, glossy foliage of the leaves, and a genial sun draws out the perfume of a myriad flowers, while the dark, snow-capped mountains form a background to the picture, will be apt to admit that the praise is not overdrawn.

A ride of twenty minutes on either of two railroads, past GARVANZA and several other pretty suburbs, nestling in a mountain cañon, brings the traveler from Los Angeles to PASADENA, the "Crown of the Valley," situated on a commanding elevation at the base of the Sierra Madre Mountains, 900 feet above sea-level. Twenty years ago this was a sheep pasture, with a solitary ranch-house. An association, composed mostly of Indiana people, secured the tract at the price of \$5 an acre, developed water, and founded a colony, little dreaming that it was destined to become within a few years a city whose beauty has given it a reputation all over the civilized world. "They builded better than they knew."

The census of 1890 gave Pasadena a population of 4,882. Including the suburbs, which extend in all directions, it now claims a population of nearly 10,000. It has well-paved streets, handsome business blocks, large and tasteful churches and school buildings, an imposing library, spacious opera house, and several banks, but its chief attraction is found in the beautiful homes of its citizens, standing in grounds of from half an acre to ten acres, adorned with hedges of calla lilies, geranium bushes ten feet and more in height, and heliotrope covering the whole side of a house, while the jasmine, tuberose, and orange make the air heavy with their delicious perfume. Giant bananas wave their graceful leaves in the gentle breeze, palms grow to large proportions, and roses of a thousand varieties run riot. Along the sides of the streets are planted the pepper, grevillea, palm, and other graceful shade-trees.

The view from the hill on which stands the Raymond Hotel—a prominent landmark for many miles around—must be seen to be appreciated. In every direction tasteful residences peep out from groves of olive, orange, pomegranate, and eucalyptus—a symphony in various shades of green—while the golden fruit of the orange and the pink of the almond and peach blossom lend color to the scene, so strange to the new arrival from the frozen East. A gentle breeze brings with it just a suspicion of the ocean, which may be seen from the higher land behind the city.

It is small wonder that Pasadena is attracting wealthy men from all over the world, who come, see, and are conquered, building tasteful and costly residences among its orange groves.

The people of Pasadena are cultured and refined. Educational facilities are of the best, the Throop University having the only manual-training department in Southern California. There is a constant round of festivities. A dozen points of interest are within a few hours' ride.

The Pasadena Mountain Railway will soon be completed from the outskirts of Pasadena to the summit of the Sierra Madre Mountains, whence a magnificent view of the surrounding country can be obtained. A large hotel will be built on Mt. Echo on this route, at an elevation of 3,500 feet above sea-level, and another hotel still higher up on Mt. Lowe. The highest point of the range is reserved for the largest and most complete astronomical observatory in the world.

Pasadena has an active and public-spirited Board of Trade.

About two miles south of Pasadena is ALHAMBRA, a beautiful residence settlement among orange groves, which duplicates the beauty of Pasadena, although at a lower elevation, and consequently with less commanding views.

SAN GABRIEL, after which the valley is named, with its old *adobe* mission church, in which services are still held, is just east of Alhambra. Here the first settlement in the valley was made and the first orange trees planted.

From Pasadena east extends the great Baldwin Ranch, a beautiful, park-like tract, studded with live-oaks. The home-place, with its orange groves and stable of fleet racers, is a favorite objective point for tourists. To the north, hanging on the very base of the mountains, are SIERRA MADRE and other little settlements. All this is the choicest citrus land and commands a high price, both from its intrinsic value and its peerless location.



SANTA BARBARA FLORAL CARNIVAL. APRIL, 1902.

The floral carnival at Santa Barbara, held annually in April and lasting several days, attracts large crowds of visitors.



AN OIL WELL IN VENTURA COUNTY.

The production of petroleum is an important industry in Ventura and Los Angeles counties. The output in Ventura County is about 1,000 barrels a day.

Ten miles east of Pasadena is **MONROVIA**, advantageously located on a gentle slope, at the base of the mountains. A number of wealthy Eastern people have built handsome residences along the foot of the hills. Fine oranges are grown, and deciduous fruit is put up at a factory.

Just east of Monrovia is **DUARTE**, picturesquely located at the very foot of a spur of the mountains. Duarte oranges are celebrated and bring a high price.

Crossing the wide wash of the San Gabriel River, **AZUSA** is reached, a flourishing horticultural town, of which the adjoining settlements of **COVINA** and **VINELAND** are really a part. Azusa ships more produce than any other point between Los Angeles and Pomona. Oranges are largely grown and a specialty is made of strawberries, which are shipped in spring to distant parts of the continent, the exports of this fruit from March to August last year amounting to 425,000 pounds. Azusa has a number of business blocks, a bank, a cold-storage factory, and will soon have an electric-light plant, the power being furnished by water from San Gabriel Cañon.

Several miles south of the places above named, along the line of the Southern Pacific Railway, is a stretch of moist country, where much corn and alfalfa is raised. **EL MONTE** and **PUEBLO** are the principal settlements. At the latter place are productive oil-wells, which supply most of the petroleum used for fuel in Los Angeles.

Continuing eastward from Azusa, along the Southern California Railroad, **GLENDORA** is reached, a picturesque little horticultural settlement, nestled among orchards at the base of the mountains. Thence the train ascends 200 feet in four miles to **SAN DIMAS**, nearly one thousand feet above sea-level, and on the dividing ridge between the San Gabriel and Pomona valleys.

POMONA VALLEY.

POMONA, thirty miles east of Los Angeles, on the Southern California and Southern Pacific lines, is a thriving little city, to which the census of 1890 credited 3,684 inhabitants, since which time it has largely increased. In 1880 the population was 180. It has well-kept streets, a number of handsome business blocks, banks, schools, and churches, and a general air of prosperity. For miles in every direction stretch continuous rows of orchards. Oranges, peaches, prunes, and olives yield large profits to the fortunate owners, whose tasteful homes are embowered among the trees. Nearly four hundred thousand dollars was received last year for horticultural products by this community of some five thousand people, on a tract which ten years ago was little better than a desert. Five fruit-dryers and a cannery have paid out in wages as much as twelve hundred dollars a day. Two years hence the income of Pomona will be over one million dollars annually from horticultural products.

Pomona has become a great center for the olive industry. Hundreds of thousands of young trees are sent to all parts of the coast. The demand for pickled olives is in excess of the supply, and a fine grade of oil is made at a local mill.

The San Antonio Electric Light and Power Company, utilizing a mountain stream, furnishes light and power to Pomona, and expects soon to extend its field as far as San Bernardino. Pomona is a striking example of the horticultural possibilities of Southern California. Few places in the State have a future that is brighter or more assured.

There is a comfortable and capacious tourists' hotel, which in winter is well patronized.

At **CLAREMONT**, a suburb of Pomona, there is a college which is being enlarged, also a number of beautiful homes, with thriving orchards. At **LORDBURG**, the first station on the Southern California west of Pomona, is a large Dunkard college in an imposing building that was designed for a hotel.

Under the head of "**Los Nietos Valley**," which takes its name from the old settlement of Los Nietos, is comprehended a section of Los Angeles County twelve to sixteen miles southeast of the city, lying mostly between the Old and New San Gabriel Rivers. It is a steady, old-fashioned section, a region of hay,

hogs, corn, butter, and cheese, although fine deciduous fruits, walnuts, and oranges are also grown.

The chief town of this section is DOWNEY, a quiet, prosperous place, surrounded by fertile lands upon which large crops of alfalfa, corn, and fruits are raised. Much butter, cheese, eggs, and poultry are shipped. Alfalfa land that will yield ten tons of alfalfa hay to the acre can be bought at from \$125 to \$150 per acre.

At SANTA FÉ SPRINGS the mineral water attracts many visitors. NORWALK, four miles south of Downey, is a center of the dairy industry, with two cheese factories. Much corn, potatoes, and butter are shipped. RIVERA, a comparatively new settlement, makes a specialty of walnut culture, over eighty car-loads of these profitable nuts having been shipped last season.

COMPTON, about eleven miles from Los Angeles, on the San Pedro branch of the Southern Pacific, is surrounded by artesian wells and fat fields of corn and alfalfa. Fine apples are grown. CLEARWATER, a little east of Compton, was founded as a cooperative colony a few years ago. Artesian water is obtained in this section at a depth of from 100 to 150 feet. ARTESIA is another settlement in the artesian belt, which appears to be located over an underground river. Around FLORENCE, which is a few miles south of Los Angeles, are thousands of acres of potato and alfalfa fields. Quantities of vegetables are grown, mostly by Chinamen.

WHITTIER, which was a wild mustard patch five years ago, has grown rapidly. Its location is pleasant and sightly, at the edge of the Los Nietos Valley, on the slope of the San Jose Hills, looking toward the ocean. It is a "town set on a hill, which cannot be hid." Since the introduction of an ample water-supply for irrigation it has made rapid strides. Many lemon groves are being planted, that delicate tree doing especially well here, where frost is almost unknown. There are over one hundred acres of orange nurseries. There is a large cannery, a fruit-drying establishment, a sorghum factory, and a broom factory. The State reform-school, an imposing building containing about four hundred boys and girls, is located at Whittier.

TOWARD THE OCEAN.

Between Los Angeles and the ocean, west and south, a distance of from twelve to twenty miles, extends a section of country which will, before long, be thickly covered with small farms and villa tracts. There are already several flourishing settlements, chief among which is INGLEWOOD, a bright little town with some handsome buildings, and fine avenues shaded by giant eucalyptus trees. There are in the neighborhood nearly one thousand acres of citrus and deciduous fruits. A large brick-manufacturing establishment is located here. The land is fertile and well watered. Being so near Los Angeles and the ocean, Inglewood is destined to become a favorite residence-place with those who prefer to sleep away from the city.

South of Inglewood, toward Redondo Beach, is a high mesa, upon which many persons of moderate means have made productive homes. The chief settlements are GARDENA, MONETA, and HOWARD'S SUMMIT. Lands here are held at a moderate price.

THE PALMS is a pretty settlement on the Southern Pacific line to Santa Monica. Deciduous fruits are chiefly grown.

THE CAHUENGA VALLEY is a strip of country along the foot-hills from Los Angeles to Santa Monica, which, being almost entirely free from frost, permits the most delicate plants and trees to thrive all the year round. Bananas ripen their fruit, lemons do well, and winter vegetables such as string beans, green peas, chile peppers, and tomatoes are shipped all over the country at midwinter, affording large profits. The Cahuenga Valley is destined to be one of the most popular and thickly settled suburban settlements of Los Angeles.

NORTH FROM LOS ANGELES.

The settlement of the section north of Los Angeles city has not kept pace with

that in other directions, chiefly because the land was in large ranches, which were not subdivided until near the close of the real-estate boom of 1886-87.

GLENDALE is a pretty little settlement, three miles north of the city-limits, at the foot of the Verdugo Mountains, on two lines of railroad. Many citizens of Los Angeles reside here. Much deciduous fruit is grown, and there are some fine old orange orchards.

Back of Glendale are the two picturesque little mountain valleys of EAGLE ROCK and CRESCENTA-CANADA, whose charming climate and fertile soil have attracted many homeseekers. Citrus and deciduous fruits are grown, also winter vegetables in the frostless belt of these valleys.

North of Glendale is BURBANK, a small town of slightly location, on a sloping mesa at foot of the mountains. Fine deciduous fruits and potatoes are raised.

Beyond Burbank stretches the SAN FERNANDO VALLEY, the granary of the county. From 100 to 250 six and eight horse teams loaded with wheat come into SAN FERNANDO daily during the season. A large area has been planted to fruit, there being one orchard of 65,000 trees, mostly deciduous, although good oranges are grown. The old Spanish mission, near town, is well worth visiting. The Southern Pacific Company is about to construct a branch railroad from Burbank to Chatsworth Park in the northwestern part of the valley.

North of San Fernando, past NEWHALL and SOLEDAD CAÑON, is the great ANTELOPE VALLEY, a vast elevated plateau, where lands are cheap and some of the finest wheat of California is raised in large quantities. Settlement has been rapid during the past few years and many fruit trees are being planted, almonds, cherries, and raisin grapes doing especially well. There is a wide artesian belt and irrigation is being introduced. Some snow falls occasionally in winter.

SEASIDE RESORTS.

There are a number of attractive seaside resorts in the county. Oldest and best known of these is Santa Monica, charmingly located on the beautiful bay of that name. There is a fine beach for bathing and a large hotel. The last census gave Santa Monica 1,580 inhabitants. It has well-paved streets, some good business blocks, and a street railroad. The residences are mostly surrounded by beautiful gardens. Santa Monica's climate approaches perfection all the year round. The large new wharf at Santa Monica Cañon, referred to elsewhere, will give the place great commercial importance. Three miles from Santa Monica is the Branch National Soldiers' Home, with about 1,000 inmates.

REDONDO is a new place, created during the past five years by the energy of two private citizens, who built a large hotel, a wharf, railroad to Los Angeles, bath-houses, pavilion, etc. Redondo now does a large shipping business, steamers of the coast line calling regularly and much lumber being imported by sailing vessels. The steamship company handled over 50,000,000 pounds of freight last year. The town is crowded with visitors on Sundays and holidays, and many families rent cottages for the summer. There is a fine pebble beach and good fishing. Redondo is reached by the Santa Fé line, as well as by the narrow gauge.

SAN PEDRO is chiefly known as a busy harbor, as which it is described under the head of "Business." It deserves to be more frequented as a resort. There is good boating, bathing, and fishing, and the view from the higher portion of the town is magnificent. San Pedro is decidedly the most picturesque of the four seaside towns of the county, and will undoubtedly become more frequented in time. In addition to the Southern Pacific the Terminal Railway has a line of road, and has built wharves, bath-houses, etc., at East San Pedro.

LONG BEACH, south of San Pedro, is a quiet family resort, with one of the finest beaches on the coast. A wharf over 1,600 feet in length has been built. There are a number of neat cottages with pretty gardens. At the rear of the town is a fertile horticultural section.

CATALINA, a picturesque mountainous island, about twenty miles long and the same distance from the main land, has rapidly grown in favor as a resort. It is reached by steamer from San Pedro and Redondo. There is fine still-water

bathing, fish in great quantity and variety, boating, Indian relics, goat-hunting, and other attractions. A comfortable hotel and many cottages and tents afford shelter to visitors. During the summer a band plays daily.

SAN DIEGO COUNTY.

San Diego County, the most southerly in the State, is the second county of California in point of size, being only exceeded in that respect by San Bernardino. Like the latter county, it contains a large area which is at present desert, but its arable land is much more extensive in proportion than that of San Bernardino. The area of the county, before the creation of Riverside County, was 9,530,000 acres, and the population in 1890, 34,987. Riverside County has taken about a third of the area and has reduced the present population to about 28,000.

The county extends back from the ocean to the Colorado River, and in elevation from 250 feet below to 10,987 feet above sea-level, thus affording a remarkable variety of climate and productions. On its highest peak the snow remains all the year round, while in the Colorado Desert the midwinter sun drives the visitor to seek a grateful shade under the date and banana. Between these two extremes may be found every grade of climate and soil.

There are three distinct belts beginning at the coast and extending back into the desert region. From the coast-line, seventy-five miles in length, back to the hill country, a distance of thirty or forty miles, are low valleys, with intervening mesas and hills, where the ocean breeze allays the heat of midsummer, and citrus fruits are raised. The second division includes the mountain region of the interior, where minerals are found and deciduous fruits successfully raised. The climate of this section is life-giving and bracing, with an occasional fall of snow in winter. The third section is the desert, which covers about two-thirds of the area of the county. This region has great future possibilities under irrigation.

San Diego County has not, hitherto, kept pace with the other counties of Southern California in the development of its resources. It has relied too much upon the advantages of the great bay upon which its principal city is located, and upon the delightful climate of the coast region. During the past two years this has been changed. The people of San Diego have gone to work in earnest to develop the great and manifold resources of their "back country," by bringing water on the thirsty land, which only needs that element to make it produce wonderful crops of the most valuable horticultural products.

There are now nine irrigation districts in the county, some of them of great extent, and several others are projected. These systems, when extended to their full capacity, will irrigate nearly 250,000 acres of land. At present about one-tenth of that area is under irrigation. The Sweetwater system, the first completed in the county, is a great undertaking, having cost \$1,000,000. The reservoir at Sweetwater dam, six miles back of National City, has a capacity of 6,000,000,000 gallons, sufficient to irrigate 50,000 acres of land. The Heme' dam, in San Jacinto Valley, which has just been completed, is 110 feet high, and the reservoir nearly two miles long. The San Diego flume supplies water to El Cajon Valley, La Mesa, Teralta, and San Diego city.

The coast region of San Diego is particularly adapted to the culture of the lemon. Many orchards are in bearing, and a large area is being planted this season. It is estimated that, in the bay region alone, there are 150,000 acres of practically frostless lemon land, where the most delicate plants thrive all winter. There are about 5,000 acres in table-grapes, and 2,000,000 orchard trees in the county. About one hundred car-loads of oranges were produced last season. During the year ending June 30, 1892, the Southern California Railway shipped from San Diego County 1,982 tons of dried fruit, 450 of honey, 10,212 of grain, and 190 of wool.

In the mountain region of San Diego County there is much mineral wealth, the development of which has scarcely commenced, although a number of mines have been producing for many years. There are three distinct gold and silver regions, the Julian, Cargo Muchacho, and Pinacate. Within the boundaries of

the county are found—besides gold and silver—tin, copper, lead, coal, gypsum, asbestos, mica, ochre, salt, alum, borax, limestone, iron, quicksilver, and sulphur.

The Southern California Railway, of the Santa Fé system, extends through the entire length of the county, to San Diego City and National City, with branches to San Jacinto and Temecula. The northern end of the county is crossed by the Southern Pacific. There is also a branch of the Southern California to Escondido, and several short independent lines in the bay region. It is expected that a direct line from San Diego, to connect with the Southern Pacific at Yuma, will soon be constructed. There are in all over four hundred miles of railway in the county.

The valuation of the county, before the segregation of Riverside, was \$29,162,-808. The funded debt is \$269,000, with no floating debt.

SAN DIEGO CITY.

The Bay of San Diego was the first place touched at by Cabrillo, when he discovered what is now California, in 1542. It was long after that when the first settlement was made. The original San Diego was located at Old Town, where the mission building yet stands. The present city had its beginning as late as 1867, when A. E. Horton, a furniture dealer of San Francisco, bought 900 acres, now in the heart of the city, at an average cost of about 27 cents an acre. It was not until 1885, when the Santa Fé completed its transcontinental line to the city, that San Diego began to go forward in earnest. The population of the city, by the census of 1890, was 16,159.

San Diego occupies a beautiful and commanding site, on a plateau formed by gently sloping foot-hills, on the northeastern shore of one of the finest bays in the world, the only land-locked harbor in California beside that of San Francisco. On the northeast and southeast are mountain peaks. The climate is remarkably equable, with a few cloudy days during the year. The average temperature for January and July, 1892, differed only 10 degrees. The average annual rainfall is only ten inches.

It is an astonishment to visitors how a city like San Diego can have been practically created within eight years. There are nearly two hundred and fifty miles of street, forty miles graded, and five with asphalt pavement, thirty-seven miles of street-railroad, including a fine electric system, seventy-five miles of motor road, connecting with the business section, forty-one miles of sewer, ten miles of gas mains, and sixty-five miles of water mains. There are fifteen hotels, twenty-three churches, five banks, and eight large public schools. The city-park reservation comprises 1,400 acres. There are a \$100,000 opera house and three other auditoriums. The numerous handsome brick blocks would be creditable to a city three times the size of San Diego. The court house is a handsome building which cost \$200,000.

San Diego is a port of entry under the United States custom laws. The bay is thirteen miles long, completely land-locked, with six square miles of available anchorage. The total area of the bay is twenty-two square miles, and depth of water over the bar, at low tide, twenty-two feet. About 800 steam and 150 sailing vessels arrived at San Diego during the past year. During 1891, 73,000 tons of coal and 37,000,000 feet of lumber were imported. The coal bunkers of the Spreckles Commercial Company have a capacity of about 15,000 tons. A train of twenty-four cars has been loaded here in forty minutes. There are four large commercial wharves. Congress has granted an appropriation for a jetty which will further improve the entrance to the harbor.

Beside the coast steamships, the Pacific Mail Company's boats, from Central America, now stop at San Diego.

The city-limits of San Diego extend north as far as Del Mar, a distance of twenty-three miles, embracing a large area of rugged mountain country. There are many interesting spots for tourists to visit within a day's journey and railroad accommodations are ample.

The Chamber of Commerce, a live organization, has done much to further the interests of the city and county.

THE BAY REGION.

A charming climate and beautiful scenery make the San Diego Bay region one of the most attractive in the State. Add to this a rich soil, adapted to the most valuable products, and it is easy to see that here will soon be settled a dense population.

On a long, narrow strip of sandy land, which separates the bay from the ocean, has been built the largest seaside hotel in the world, the CORONADO, which cost over \$1,000,000. It is reached either by ferry from San Diego or by a railroad, which makes the long detour of nineteen miles around the peninsula. There are streets and avenues, a multitude of shade-trees, and a boulevard five miles long. Quite a city has grown up around the hotel, which can accommodate 1,200 guests. A constant round of entertainments is furnished.

PACIFIC BEACH, eight miles north of San Diego, has a delightful location, a good hotel, and fertile soil.

Five miles south of San Diego, on the bay, is NATIONAL CITY, the terminus of the Santa Fé system on the Pacific Coast, with a population in 1890 of 1,353. While it has not yet attained the importance which its founders anticipated, it is by no means a "paper city." It has a municipal government, wharf facilities, and a good run of business. Besides water transportation, there are three lines of railroad. Railroad shops employ a number of men. The water-supply is exceptionally good. There are two banks, a hotel, planing-mill, and a number of stores. One of the leading industries, established for a number of years, is the growing of olives and manufacture of oil.

A mile back from National City, sheltered from the ocean, is PARADISE VALLEY, with a number of beautiful homes and flourishing orchards.

Four miles south of National City is CHULA VISTA, or "Pretty View." It is aptly named. The tract of 5,000 acres is divided into 40-acre lots by avenues 100 feet wide, lined with trees. Water for irrigation and domestic use is obtained from the Sweetwater dam. Here lemon culture has attained its greatest development in San Diego County. Over one thousand acres are in orchard, and there are many beautiful homes.

Immediately south of Chula Vista, four miles from the ocean, is OTAY, with churches, stores, hotels, and newspaper. All that is needed here is irrigation.

TIA JUANA is the gateway to Mexico, the boundary line passing through the town. On the other side is the Mexican custom house. Several companies of Mexican soldiers are located there.

At the head of the bay is a fertile valley, adapted to citrus fruit, where hundreds of orchards have been planted. ONEONTA and SOUTH SAN DIEGO are the business centers. Both have railroad facilities and the former has a good hotel. The rocky islets off the coast are the Coronado Islands.

EAST OF THE BAY.

Lying between San Diego and the San Jacinto range of mountains, which separates it from the desert, a distance of some forty miles, lies a country of great and varied resources, in which there has been much development during the past couple of years. It is tapped by two branch railroads, one from Sweetwater Junction to LA PRESA and SWEETWATER DAM, already referred to, and the other the Cuyamaca road, completed to Foster, twenty-five miles.

The Sweetwater Valley is one of the most fruitful in the county, with many groves of lemon, olive, and other trees. In the Upper Sweetwater Valley is DEHESA, with a hotel, store, school, and church. Fine raisins are cured in this valley, last year's crops amounting to about forty thousand boxes. There are also orchards and vineyards of wine grapes.

EL CAJON, a magnificent valley of 50,000 acres, reached by the Cuyamaca Railroad, is noted for its raisins, although it will grow almost every semi-tropical

and temperate-zone product. There are about twenty-three hundred acres in bearing vineyards. The crop of 1892 was about one hundred and seventy-five car-loads. Forty cars of other fruits were shipped. At El Cajon city is a post office, hotel, store, etc.

SPRING VALLEY, ten miles east of San Diego, has been settled during the past four years by intelligent and progressive people, mostly from the East. There are some beautiful ranches and a fine church and school-house.

LAKEVIEW, at the far end of the Cajon Valley, in the foot-hills, is a picturesque place with a small lake, twenty acres in extent. There are fine orchards and a hotel much frequented by health-seekers.

ALPINE, another health resort, forty-five miles from San Diego, is on an elevated mesa, protected from frost, though often surrounded by snow in winter. The most delicate trees and plants thrive here. There is a hotel, stores, etc., and much land under cultivation.

POWAY, twenty miles north of San Diego and fifteen miles back from the coast, is a beautiful valley, with intelligent settlers, a good church, school, hall, and hotel. No saloons are allowed. Water is pumped by windmills. Alfalfa, grain, hay, and deciduous fruits are raised.

Forty miles northeast of San Diego, in the mountains, lies JULIAN, at an elevation of 4,250 feet. First discovered as a mineral region, and still a producer of gold and silver, it has gradually been more and more devoted to the production of deciduous fruits, especially apples and cherries, which are of the finest quality, and find a ready market at high prices. The region is heavily timbered with pine and oak. For those who like a bracing mountain atmosphere, with some snow in winter, Julian presents attractions equal to any place in California. Lands are still very reasonable in price. The town of Julian, which had a population of 327 in 1890, contains hotels and the usual business houses; also a newspaper.

Eight miles northeast of San Diego is LA MESA, on a comparatively frostless table-land, with an irrigating flume. About five hundred acres are under cultivation in semi-tropical fruits.

ESCONDIDO.

ESCONDIDO, one of the most thriving towns in the county, is the terminus of a branch line from Oceanside, about twenty miles long. The population in 1890 was 541, since which time it has grown rapidly. The town was laid out in 1886. There is plenty of good agricultural land around Escondido, to be had at a reasonable price. Fine raisins are made. Most of the buildings are of brick. There is a large school-house, college, 120-room hotel, water-works, and a number of good residences. Much fruit, grain, and hay are handled. An irrigation district was formed a short time ago and bonds voted, but the works have not yet been constructed. The Escondido country is an attractive one for men of moderate means. The elevation is high and the climate very healthy. There are about one thousand acres in deciduous trees, and two hundred in citrus trees.

The SAN MARCOS grant, adjoining Escondido, has been divided into small tracts, which are offered at a low price. San Marcos has a good school building, post office, etc.

BERNARDO is another Spanish grant of 17,000 acres, with a post office, etc. Fine peaches and apricots are grown.

UP THE COAST.

It is an interesting ride by the "surf line" of the Southern California Railway up the coast from San Diego.

Fifteen miles north of San Diego is LINDA VISTA, an elevated tract of rolling land, which is about to be supplied with a complete system of irrigation, under the Wright act. The district embraces 40,000 acres. The lemon thrives here.

Eight miles farther up the coast is DEL MAR, a seaside resort with many pretty cottages.

Seven miles from Del Mar is ENCINITAS, another pretty coast town, backed by

a fertile farming country. There are two hotels, several stores, and a newspaper. A number of thrifty settlers have made homes on neighboring land.

CARLEBAD, forty miles from San Diego, has a mineral spring, the water of which is said to rival the celebrated German spa of that name. There is a comfortable family hotel, standing in attractive grounds, a church, etc.

OCEANSIDE has grown, within ten years, from a sheep ranch to a thriving town. Tributary to it is a large area of fertile and well-populated country. There is a flouring-mill, planing-mill, three hotels, including a large one near the station, and a number of stores. Both citrus and deciduous fruits are grown. Oceanside has a fine beach, and is much frequented in summer.

Just beyond Oceanside, the Temecula Cañon branch of the Southern California Railway leaves the main line. It was formerly the main line to the north, but there is a break of fifteen miles in the cañon, which has not been operated for several years.

THE TEMECULA COUNTRY.

Along the route of the Temecula branch lies a country of manifold resources.

Five miles northeast of Oceanside is the beautiful SAN LUIS REY Valley, with many fine homes and orchards. There is an interesting old mission, which has been restored.

FALLBROOK is situated on an elevated, rolling mesa, with fertile soil, fine climate, and picturesque scenery. There is a small irrigation system. The town has a bank, churches, schools, and a newspaper. A good trade is done with the surrounding country. Land is very reasonable in price.

TEMECULA is the southern terminus of the road, north of the break. Much produce is brought in. There are two hotels, stores, etc. There were shipped last year 5,000 tons of hay, 10,000 sacks of grain, and 200 tons of honey.

MURRIETA, six miles from Temecula, is a pleasantly located town, with many neat homes. The population in 1890 was 537. There is a good hotel, two churches, large public-school building, and a number of general stores. East of the town are medicinal hot springs.

A few miles north is WILDOMAR. Near here a tunnel has been run over 300 feet into a mountain, and a fine stream of water obtained, which will be used to irrigate some of the rich valley land.

ELSNORE is by the side of a lake, five miles by two in extent. This section is particularly rich in minerals. There are mines of coal, gold and silver, asbestos, and pottery clay; also hot springs. Pottery is manufactured. The town is organized as a city of the sixth class. There is a bank, several brick blocks, and two good hotels. There are a number of orchards in the neighborhood.

PERRIS VALLEY.

PERRIS VALLEY is the largest of the interior valleys of Southern California, comprising, with tributary valleys, a total of nearly 100,000 acres of fine level land, having an average altitude of 1,500 feet. It is a great grain country, and orchards are being planted. In sheltered spots west of PERRIS oranges are raised. Perris now has a complete irrigation system, which will give a great impetus to the growth of that section.

Perris, a thriving little town which is growing fast, is at the junction of two railroads. There are schools and churches, a bank, brick blocks, two hotels, and a newspaper. Lands in the neighborhood are sold at reasonable rates. Near Perris several promising gold mines have been worked for years.

South of Perris is the MENIFEE VALLEY, with a large amount of fertile, slightly rolling land, at present chiefly devoted to grain. There is a post office and store.

SAN JACINTO VALLEY.

San Jacinto Valley, reached by a branch of the Southern California Railway, contains an immense area of level, fertile land, the value of which is now being increased by irrigation from mountain reservoirs and artesian wells. The valley



A CALLA FIELD IN SANTA BARBARA COUNTY.

The calla is seen everywhere in Southern California gardens, blossoming in winter and early spring. Bulbs are grown for the eastern market.



REDLANDS, FROM THE HEIGHTS.

Redlands has a picturesque elevated location at the head of the Santa Ana Valley. Its growth since 1887, when it was founded, has been phenomenal.

is from 1,400 to 1,800 feet above the sea, and nearly surrounded by mountains, where there are pleasant resorts among the pines, notably Strawberry Valley.

SAN JACINTO had a population of 1,200 in 1890. Most of the business buildings are brick. There is a sash and door factory, planing-mill, bank, hotels, etc. There is an old and new town. The school building is a fine one.

Lumber-mills in the mountains, eighteen miles distant, turn out about 40,000 feet daily. There is also a box-factory, which supplies a large number of Southern California fruit-growers. Many orchards and vineyards are being planted. The grain crop of the valley last year was about 160,000 sacks. Lime is burned in the neighborhood.

The Hemet Valley reservoir, twenty-five miles southeast of San Jacinto, at an elevation of 4,500 feet, is finished to a height of 110 feet, forming a lake two miles long, with an area of 750 acres. When finished it will be 160 feet high, with a capacity of eleven billion gallons.

WINCHESTER, a small town in the valley between San Jacinto and Perris, has recently been supplied with water for irrigation. Many trees are being planted. Cheap lands may be had in the neighborhood.

THE COLORADO DESERT.

The entire eastern portion of the county, situated between the San Jacinto Mountains and the Colorado River, is taken up by the Colorado Desert, some portions of which are 250 feet below sea-level. It is at present a forbidding section of hot, sandy wastes, but all it needs to become a fertile garden is water for irrigation. After an overflow of the river, such as took place last year, vegetation springs up as if by magic. Thousands of cattle have found fat provender during the past year, where, a few months previously, a horned-toad could scarcely exist.

At PALM SPRINGS, in the northern part of the desert, is a little valley where fruits ripen long before they are in the market from other sections of Southern California. Some early fruits have also been grown near INDIO.

At SALTON are extensive salt works.

It is only a question of time until the Colorado Desert will be a productive and wealthy section. "Colorado County" may yet have its name on the map of California.

ORANGE COUNTY.

ORANGE is a new county, which was segregated from Los Angeles in 1889. It is the smallest of the counties of Southern California, containing only 671 square miles, or 429,502 acres, but most of this is susceptible of cultivation, the area of mountain land being comparatively small. Population, 1890, 18,589.

Everything grown in a semi-tropical climate flourishes here. Oranges, raisins, walnuts, deciduous fruits, corn, barley, and vegetables are the chief products. Much stock is raised, especially fine horses. There are nearly one hundred miles of irrigation ditches and over one thousand flowing wells. The county is well supplied with railroads and has water communication through Newport Landing. The assessed valuation of the county is \$10,060,190. The county is free from debt and taxes are low. Resources of banks of Orange County, July 1, 1892, \$1,264,791.62. The walnut crop last season was valued at \$100,000, although only a small proportion of the walnut orchards are yet in bearing; the apricot crop at \$140,000, and the orange crop will swell the total received for fruits to over \$1,000,000. There were shipped over the Santa Fé last year, from Orange County, 10,775,000 pounds of grain and 1,322,000 pounds of dried fruit, beside other products. Over five hundred car-loads of oranges were shipped in 1890. From the vicinity of Santa Ana, Orange, and Tustin alone this year's product of oranges will exceed six hundred car-loads.

The following returns are obtained from the assessor's books for 1892:

Oranges shipped—1889-90, 307 car-loads; 1890-91, 516 car-loads; increase in one year, 209 car-loads. Trees—Orange, bearing, 98,945; not bearing, 54,702.

Lemon, bearing, 5,840; not bearing, 3,123. English walnut, bearing, 26,221; not bearing, 55,026. Prune, bearing, 23,026; not bearing, 10,151. Apricot, bearing, 36,981; not bearing, 4,622. Peach, bearing, 12,488; not bearing, 12,099. Apple, bearing, 20,348; not bearing, 6,500. Pear, bearing, 13,976; not bearing, 6,931. Figs, bearing, 5,878; not bearing, 6,680. Olive, bearing, 296; not bearing, 3,173. Barley, 80,000 acres; corn, 10,000 acres; hay, 20,000 acres. Grapes—Raisin, 400 acres; wine, 50 acres.

In the mountains are deposits of coal, galena, silver, quicksilver, and other minerals.

The climate of Orange County is mild and equable. No part of this county under cultivation being more than twenty miles distant from the ocean, it is constantly fanned by the sea breeze.

SANTA ANA.

This is the chief town and county-seat. Population, 1890, 3,705; increased to 6,000 within the past three years. The main street is built up almost solely with substantial structures. Tasteful residences, in beautiful orchards and gardens, extend for miles in every direction. There are gas; electric lights, water-works, and street-car lines; three banks, a large opera house, a daily and several weekly newspapers, good hotels, ten churches, a well-equipped public library, and excellent schools under management of an efficient superintendent and eighteen teachers. There are two foundries, a large planing mill, brick-yards, and several smaller manufacturing enterprises. One of the largest lumber yards south of Los Angeles is located here. A chamber of commerce has recently been organized with a membership of 160. A good opening exists for a cannery and fruit-drier. There are several stables with fine racing stock near the city, and one of the best race-tracks in the State is upon the Orange County Fair grounds adjacent to the city.

Two lines of railroad connect Santa Ana with Los Angeles, one of which connects it also with San Diego. There is a line to Newport, and one in process of construction to Westminster. The segregation of the great San Joaquin Ranch would give Santa Ana a great impetus.

ORANGE and TUSTIN are practically suburbs of Santa Ana, being connected with that city by street cars, as well as railroads. They chiefly consist of ideal homes, embowered among fruit trees and flowers, although each place has a business center.

At Orange there is a fine college. From three railroad depots large quantities of oranges, potatoes, and other products are shipped. Several fruit-packing houses do a good business. There is a fine plaza. A public library is well patronized.

TUSTIN, three miles southeast of Santa Ana, is a beautiful little town embowered in orange groves and near the edge of a vast grain-field of 30,000 acres. An irrigation system, now being constructed at a cost of \$500,000, will transform much of this land into orchards.

At McPHERSON, between Tustin and Orange, are pickling works. Here and around MODENA are many raisin vineyards.

North of Orange, on the Southern California Railway, is OLIVE, where abundant water for irrigation is brought through a concrete tunnel, 700 feet long, from the Santa Ana River. The Olive flouring mill, run by water-power, ships over one hundred and twenty-five tons of freight weekly. There are stores, schools, etc.

ANAHEIM.

Five miles northwest of Orange is Anaheim, founded as a vineyard colony by Germans from San Francisco thirty-five years ago. It is now the second city in Orange County, with a population in 1890 of 1,273. Anaheim has a staid and solid community of well-to-do citizens. It has only commenced to make rapid growth during the past few years.

Anaheim is in the center of a rich farming country, where products of every variety are raised, from alfalfa to oranges. The irrigation systems are complete.

About 1,000 car-loads of products are shipped annually. There are fine churches and schools, an opera house and hotels, a large brewery, fruit-drier, grist-mills, planing-mills, brick-yards, bank, newspaper, and a number of stores.

Preparations have been made for the erection in the neighborhood of a coöperative beet-sugar factory, to utilize the product of 3,000 acres, which will be planted to beets.

FULLERTON, two miles north of Anaheim, is a young town which has made rapid growth. There is an irrigation system and all varieties of fruits are grown. Large quantities of vegetables, fruits, and wool are shipped. There is a cannery, two packing-houses, large brick school-house, church, newspaper, and several solid business blocks.

At BUENA PARK, on the Southern Pacific Railroad, is a condensed-milk factory.

THE WESTMINSTER COUNTRY.

Westward, between Santa Ana and the ocean, is a stretch of level country, underlaid by an apparently inexhaustible supply of artesian water. The chief centers of population are WESTMINSTER and GARDEN GROVE. Around Westminster are the famous peat lands, where astonishing crops of corn, vegetables, and other products are raised; also fine apples. A drainage ditch which has been built by the county will bring under cultivation 10,000 acres more of this rich land. A railroad is shortly to be built from Santa Ana to Westminster.

Just southeast of this section is NEWPORT LANDING, reached by railroad from Santa Ana, a summer-resort and shipping-point for much lumber and produce. Coast steamers call regularly. Between the landing and Santa Ana are the towns of FAIRVIEW and NEWPORT, situated in a fertile farming region.

The great San Joaquin Ranch of 107,000 acres, one of the largest undivided ranches in California, belongs now to a young resident of San Francisco. It is at present devoted almost entirely to the raising of barley and stock, over 100,000 sacks of barley being marketed annually.

East of the San Joaquin Ranch is the Santa Ana range of mountains, with SILVERADO, a silver and galena mining-camp whence ore is shipped to San Francisco, and the Santiago Cañon, a romantic camping-ground, where a big dam is being built to store water for the San Joaquin Ranch. There is a coal-mine here, the product of which is used in Santa Ana.

Following the Southern California Railway past EL TORO, near which place an English colony has been located, SAN JUAN CAPISTRANO is reached, lying in a pretty little valley on the coast. An air of drowsiness hangs around the ruins of the historic old mission, a point of interest to visitors. Soil, climate, and scenery unite to make this an attractive spot, but comparatively few improvements have yet been made. Some fine fruit is raised.

Just beyond is SAN JUAN, on a high bluff overlooking the ocean, a town which was founded too late in the boom to get a good start.

ARCH BEACH, with a hotel, and LAGUNA BEACH are seaside resorts, north of Capistrano.

SANTA BARBARA COUNTY.

SANTA BARBARA has the longest coast-line of any county in Southern California, exceeding even San Diego in this respect. Its area is 1,450,000 acres, a large portion of which is composed of rugged mountains, used largely for grazing purposes where not too steep. Probably 300,000 acres are available for agricultural purposes. This land is chiefly located in the Santa Barbara, Santa Maria, Santa Ynez, Los Alamos, and Lompoc valleys, and on two islands in the channel. The population of the county in 1890 was 15,754.

The narrow strip along the south coast, sheltered from the north winds by the Santa Ynez Mountains, has a most delightful climate, which attracts health and home seekers of wealth and culture from all parts of the world. Here are raised delicate semi-tropical productions, that come to perfection in few other sections

of Southern California. North of the range, cereals, beans, and deciduous fruits are largely grown.

As an indication that Santa Barbara does not live on climate alone, the following statistics of shipments from the county in 1891—the latest complete returns obtainable—are given: Beans, 6,744 tons; barley, 4,000; wheat, 2,975; butter, 505; walnuts, 280; dried fruit, 60; green fruit, 237; asphaltum, 1,000; tallow, 300; hides, 400; wool, 400; corn, 150; dried abalones, 30; abalone shells, 50; dried fish, 10; oranges, 6,000 boxes; lemons, 10,000 boxes; hogs, 9,500; beef cattle, 5,000; sheep, 20,000; lobsters, 20,000 sacks. The asphaltum deposits of the county are extensive.

The culture of the lemon is extending rapidly, the mild climate of the coast section being specially adapted to this delicate fruit.

The Southern Pacific Railway extends through the county, with exception of a short break, which will soon be built over. When the coast line is completed, Santa Barbara will be on the direct route from Los Angeles and San Diego to San Francisco, affording one of the most beautiful railroad rides in the world. Steamships of the coast line call regularly at Santa Barbara.

SANTA BARBARA CITY.

Santa Barbara has a picturesque location, on a sloping mesa, facing the ocean and islands, with mountains in the rear, and foot-hills studded with live-oaks that furnish ideal residence sites. The census of 1890 gave Santa Barbara 5,864 inhabitants. Its improvements are in advance of its size. The main thoroughfare, State Street, over a mile long and eighty feet wide, extending from the wharf to the foot-hills, is paved with bitumen its entire length. Almost all the business is on this street, stores extending nearly to the end. There is no more brilliantly lighted city on the coast. The chief hotel, which is crowded with tourists during the season, has a world-wide fame. There are several other capacious and comfortable ones. A fine paved boulevard a mile long, fronting the ocean, has just been completed.

There are thirteen church organizations, good schools, a business college, an opera house, public library, race-course, and pavilion.

The wharf is safe in almost all weathers, the natural harbor being an excellent one. Stages connect with several points in the county not reached by rail.

The flower festival, held at Santa Barbara in April, has now become a regular annual attraction, drawing crowds of visitors. The festival lasts four days.

Overlooking the town, in the foot-hills, is the old mission, the best-preserved one on the coast. A spring of mineral water, said to have been used by the mission fathers, and now called Veronica, has recently been developed. It is said to possess remarkable medicinal qualities.

SANTA BARBARA has beautiful gardens, with a wealth of semi-tropic vegetation. Its citizens are cultured, and many of them wealthy, having retired from business in less favored sections to spend their declining years in this Pacific paradise.

ALONG THE SOUTH COAST.

This strip of land, already referred to, bears much resemblance to the celebrated Riviera of the Mediterranean, only that the climate is finer. Looking from the hills back of Santa Barbara, the resemblance to another portion of Italy—the Bay of Naples—is very great, a hill near the coast on the east strongly resembling Vesuvius.

A few miles east of Santa Barbara is Montecito, a sheltered nook facing the ocean, among park-like clumps of oak. It is an ideal residence spot, with an almost perfect climate. The lemon is largely cultivated, one grove consisting of 150 acres, with a large stone curing-house. A great variety of rare tropical growths may be seen here. There is a large nursery, and a fine olive mill, built of stone, has just been completed.

East of Montecito, on the hillside, is SUMMERLAND, a village colonized by Spiritualists. The village is lighted and heated from a well of natural gas.

SANTA BARBARA COUNTY.

In the extreme southeastern corner of the county is the town and valley of Carpenteria. Its deep alluvial soil is the richest and best tilled in the county, being especially adapted to the walnut, extensive orchards of which are found in this neighborhood. One gentleman is raising a number of citron trees, and the wheat, potato, and bean fields are being rapidly converted into orchards of various kinds of fruit trees. Carpenteria is a pleasant village with schools and churches.

Returning to Santa Barbara and following the coast in a westerly direction, GOLETA is reached, about eight miles from the county-seat. It is a trading point for ranches in the neighborhood. The soil here is exceptionally deep and rich, and is being planted largely in walnuts and lemons. The situation is favorable for gardening, and one of the finest and largest nurseries in the State is located here. In the vicinity are two dairy ranches and a creamery, and three miles farther on is an apparently inexhaustible deposit of asphaltum, which is shipped in large quantities.

ELLWOOD, at present the terminus of the coast railroad, is on the celebrated ranch of that name, where the olive was first successfully raised in California on a commercial scale. There are about 500 acres of the ranch in fruit trees of every variety grown in the State, of which about one hundred and fifty acres are in olives. It is expected to make 50,000 bottles of pure oil this season. Here can be seen a greater variety of nuts, fruits, trees, ornamental shrubs, and flowering plants than on any one estate. A Sicily lemon, twenty years old, with a spread of over twenty-five feet, twenty-five in height, and at present having on its branches between three and four thousand lemons, will give some idea of how citrus fruits thrive in this locality.

Several miles farther up the coast is NAPLES, a collapsed-boom town, with a pleasant location, which may yet amount to something when the railroad reaches it.

GAVIOTA LANDING is at the mouth of Gaviota Pass, a picturesque gateway in the mountains, where the stage road to Santa Ynez branches off from the coast road.

LOMPOC VALLEY.

The LOMPOC VALLEY is a prosperous and growing section, north of the Santa Ynez Range, and near the coast. Its climate, though not so gilt-edged as that of the coast strip, is healthy and more bracing than the section above described. In the valley cheap land may yet be had. The main crops are beans and mustard. In referring to the latter product, credit should be given to the producers for the pains they have taken in importing and introducing the finest varieties and thereby inaugurating successfully a new industry. This section produces the finest potatoes in the country. Fine deciduous fruits are also grown, Lompoc apples having received a silver medal (second premium) at the New Orleans Exposition. The census gave Lompoc Township 2,330 inhabitants, of which 1,015 were in the town.

LOMPOC was originally founded as a temperance colony in 1874, and still maintains a high license. There are good churches and schools. Near town are the ruins of a mission church, and a few miles up the valley are the remains of Purissima Mission.

The Lompoc Valley offers good opportunities to men of moderate means. There are several extensive Spanish grants in the neighborhood, which, when subdivided, will support a large population.

SANTA MARIA VALLEY.

This valley, in the northern portion of the county, has the largest available area of arable land of any valley in Santa Barbara County, there being over sixty thousand acres adapted to fruit-culture. Along the foot-hills is much grazing land. The soil is mostly a light, sandy loam. Orchards are being extensively planted, the trees making a rapid growth. Although fruit-growing is here a young industry, a cannery was kept busy last year and over seventy thousand cans of fruit were packed, Apricots, peaches, prunes, pears, almonds, and

walnuts are the most popular fruits. The soil is well adapted to sugar-beets.

SANTA MARIA is a progressive town, the second in size in the county, with a \$12,000 public school, a high school, three churches, water and sewer system, bank, three hotels, newspapers, cannery, flour mill, and a general air of prosperity. An extensive system of irrigation, to cover the entire valley is under consideration. This will be the first irrigation system in the county. The population of the town in 1890 was 1,200. The Pacific Coast Railway, a narrow-gauge line, passes Santa Maria and extends south as far as Los Olivos.

Twelve miles from Santa Maria is the little town of GUADALUPE, in the valley of that name. There are a dozen dairy ranches, mostly conducted by Swiss. Thirty miles beyond is the Cuyama, a vast elevated valley, with great possibilities.

South of Santa Maria, on the railroad, is Los ALAMOS, a slightly place on a plateau in a fertile valley of 150,000 acres, of which about forty thousand are arable.

Farther south is Los OLIVOS, the present terminus of the railroad. It has an attractive location, in the heart of a valley bounded by hills. Olive culture is carried on, also stock-raising and general agriculture.

SANTA YNEZ VALLEY.

This is a region behind the Santa Ynez Mountains. It has at present few improvements outside of Los Olivos, which is properly a part of the valley. SANTA YNEZ, the chief town, has a good hotel, a newspaper, and a number of stores, schools, etc. BALLARDS, the oldest town in the valley, was founded twelve years ago by a California pioneer. It is agreeably located, sheltered from cold winds and frosts. There is a church, stores, etc. In the neighborhood are several large olive orchards in bearing, and recently an olive mill has been established near the old mission, converting the olive crops from this section into oil, which is now on the market. Land in the Santa Ynez Valley is at present largely held under the tenant system.

THE ISLANDS.

The islands of Santa Cruz, Santa Rosa, and San Miguel form a picturesque feature of Santa Barbara County. On each of the two first-named islands there are about seventy-five thousand sheep, and some farming is done. On Santa Cruz Island 45,000 gallons of wine were made last year. At Santa Cruz and San Miguel the Chinese carry on extensive fisheries. The abalone, a large shell-fish, is found in abundance. The meat is dried and shipped to China, the shells being polished for ornaments. Many pearls are found in these shells, some very large, but few of first-class color. Sea-lion skins are utilized for machinery belting, etc.

VENTURA COUNTY.

Ventura County extends seventy miles along the coast, north of Los Angeles County. Its area, including the island of San Nicolas and Anacapa, is 1,196,000 acres; population, 1890, 10,071.

Almost two-thirds of the area of the county is covered by the rugged coast range, but the valleys which comprise the remainder of the county are without superior in the State, producing everything that can be grown in California. The scenery of the county is picturesque in the extreme, and the climate delightful. Ventura County is a paradise for the sportsman and the lover of nature.

The assessed valuation of property is \$7,764,618, it having about doubled within ten years. The assessor found over 250,000 fruit-trees in the county, of which only about ten per cent are in bearing, showing the great activity which has prevailed in this line during the past few years. Following are the leading varieties of trees returned by the assessor:

	Bearing.	Non-Bearing.
Walnut.....	21,995	90,978
Apricot.....	82,618	14,060
Prune.....	37,987	35,965
Orange.....	21,992	22,579

The apricot is a specialty of Ventura County, thriving particularly well. Many lemons, which also do well near the coast, are being planted. With few exceptions, fruit-trees, even including the citrus varieties, are raised without irrigation.

Outside of fruit the principal agricultural product of Ventura County is beans. As many as 1,800 car-loads of beans, mostly limas, have been shipped in one season. There is one bean ranch of over two thousand acres. The lima grows in few places as it does in Ventura County. In the World's Fair, Ventura has a bean pagoda twenty-three feet high. Much barley is raised, also potatoes and some wheat and corn. The honey crop is an important one, there being about 10,000 colonies of bees in the county.

One of the most important industries of the county is the production of petroleum, of which its hills contain extensive deposits. The output is at present about twelve hundred barrels a day, but the development of the oil resources on an adequate scale has as yet scarcely begun. There is a pipe line and a refinery.

The Southern Pacific Railway traverses Ventura County its entire length, starting from a junction with the main line to San Francisco at Saugus and following the ocean beach north from Ventura. The Pacific Coast steamers, which touch at San Buenaventura and Hueneme, carry much freight and some passengers, to and from the county. It is expected that the Southern Pacific will soon be extended up the coast from Santa Monica.

A remarkable tribute to the quality of Ventura products was paid at the State Fair, in the Mechanics' Pavilion, San Francisco, in 1885, when the county received the first prize—a gold medal and \$500—for “the best and most extensive exhibit of products” from any county in the State, also silver medals for the best displays of corn, wheat, dried fruit, and petroleum.

Leaving Saugus Junction, on the Southern Pacific, the first place reached in Ventura County is CAMULOS, at the upper end of the fertile Santa Clara Valley. The Camulos Ranch, with its interesting old Spanish house, has been made celebrated as the home of Ramona, in the novel of that name.

A couple of miles further is PRU, a neat and picturesque village, founded as a model settlement by a well-known Sunday-school publisher of Chicago, who bought 13,000 acres here in 1886. There are large groves of oranges, olives, etc.

FILLMORE, which was founded about five years ago by a land and water company, has now a number of thrifty settlers, flourishing orchards of citrus and other fruits, and the nucleus of a business center. Here is one of the few irrigation enterprises in the county. The oranges grown here are particularly fine. Much produce is shipped from here. About three miles from Fillmore, at SESPE, is a quarry of fine sand-stone; also some productive oil-wells.

Near FILLMORE, a few miles from the railroad, is BARSDALE, a sheltered valley with a fertile soil, surrounded by mountains. There are fine, bearing orchards here.

SANTA PAULA.

This busy and progressive town, in the heart of the productive Santa Clara Valley, has made rapid progress during the past few years. The census of 1890 gave it 1,047 inhabitants, and it is growing fast. Santa Paula is the headquarters of the Ventura County petroleum industry, the refinery of the Union Oil Company being located here. Over forty different articles are made here from petroleum. Much asphaltum is also shipped. There are large lemon groves, one grove covering 100 acres, attached to which is a curing house. There is a fruit-drying house, planing-mill, three school buildings that cost over \$20,000, and seven church edifices, the aggregate value of which is about \$50,000. There are two public halls and the benevolent societies are well represented. Santa Paula is evidently destined to become a city of considerable importance.

Seven miles beyond Santa Paula is SATICOY, a little town which has a straggling location on sloping ground overlooking the valley, most of the business houses being around the railroad station. Many beans are raised in the neighborhood and considerable fruit. There are schools and churches.

The next place on the railroad, four miles from Saticoy, is MONTALVO, a town

which was laid out about five years ago. There is a large warehouse, from which millions of pounds of beans are shipped. Water is piped from a reservoir. There is a fine school-house, stores, etc.

Montalvo is the railroad station for

HUENEME,

Seven miles distant on the coast. Though the last census only gave Hueneme 789 population, it is a busy place and an important shipping point, with the largest grain warehouse in the county. Several of the mercantile firms do a large business. Long lines of ten and twelve horse teams, loaded with grain and beans, await their turn to unload at the warehouse, during the harvesting season. The capacity of the warehouse is 350,000 sacks. The wharf is 1,000 feet long.

The town is a pretty one, with tasteful homes. There are a bank, a potato starch factory, lumber yard, planing mill, a fine school building, several churches, a hall, and telephone and telegraph connection with the outside world. Pure water is supplied from artesian wells. Near town are the grounds of the Thirty-first District Agricultural Association.

With the extension of the Southern Pacific line up the coast from Los Angeles, which is expected to take place before long, Hueneme will be on the direct line from Los Angeles to San Francisco, and will take a long stride forward.

NEW JERUSALEM, on the south side of the Santa Clara River, between Hueneme and Montalvo, has two churches, schools, stores, etc. It is surrounded by a fine farming district.

SAN BUENAVENTURA.

The county-seat of Ventura County, commonly called "Ventura," "for short," is eighty-three miles by rail from Los Angeles and twenty-seven from Santa Barbara, most pleasantly located on gently sloping land by the ocean, with low hills at the back and mountains farther off, which shelter it from rough winds. The census gave the city 2,320 inhabitants, an increase of over one thousand over 1880, and it has since grown considerably. There is much commercial business and some manufacturing. A large amount of produce is shipped from its wharf by the coast steamers. There is a street railroad, an excellent electric-light system, good water-supply, banks, two fine hotels, churches, schools, handsome business blocks, a sewer system, and a number of attractive residences in tasteful grounds. One of the school buildings cost \$30,000. A beautiful avenue, along the banks of the Ventura River, is sprinkled daily for a distance of five miles. Four newspapers attest the fact that Ventura has an intelligent population. The water of the river is used to manufacture electricity and ice, and a railway to the Ojai Valley, run by water-power, is already completed for a distance of several miles. A project is on foot for a large water-storage system in Ojai Valley, which will supply Ventura with enough power to run a number of factories.

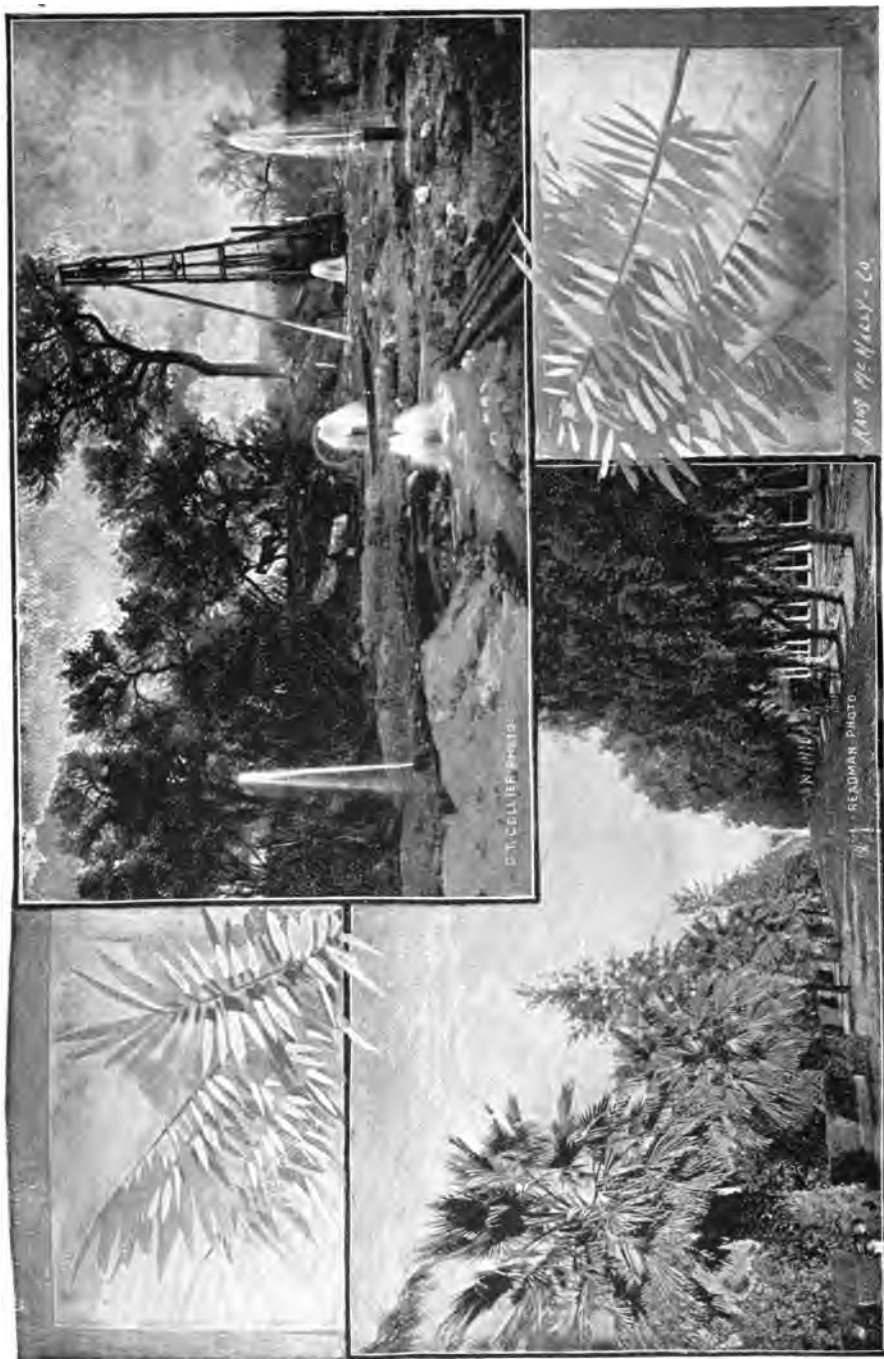
One of the notable enterprises of Ventura is a seed-and-bulb nursery, covering thirteen acres, from which Eastern seed-houses are supplied. Back of San Buenaventura are the remains of the picturesque old mission after which the city and county are named.

Ventura deserves to be more frequented as a resort. The opening of the through coast line will bring it into greater prominence.

The Ojai Valley, nestled in among the mountains, about fifteen miles from San Buenaventura, is a spot which has few equals in Southern California for climate and scenery. The towering peaks, romantic glens, and oak-dotted natural parks of this valley enchanted Nordhoff, the celebrated writer, after whom the town of the valley is named. NORDHOFF has several good hotels, schools, two churches, and a newspaper. As already mentioned, an electric railroad is being built from Ventura. There is now regular stage connection with the county-seat. Five miles from Nordhoff are the Ojai Hot Springs, which are much frequented. The Matilija Hot Springs, a few miles from Nordhoff, romantically located in the cañon of the same name, are also acquiring repute.



PUBLIC LIBRARY, PASADENA, LOS ANGELES COUNTY.
Pasadena is noted throughout the coast as an educational and literary center.



FAMOUS RIVERSIDE.

On the left side of the picture is Magnolia Avenue; on the right side the flowing artesian wells of the Gage system.

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SAN BERNARDINO COUNTY.

SPRINGVILLE is a pleasantly located village, about thirteen miles east of Ventura City, where considerable business is transacted.

Farther east, and overlapping into Los Angeles County, is the *SIMI VALLEY*, comprising 96,000 acres of mountain and valley land, much of which has been sold to settlers within the past five years.

SAN NICOLAS, a mountainous island, eighty miles off the coast, is about ten miles long by four at its widest part. The latest survivor of the Indian tribes that once chiefly peopled this part of the coast was discovered on San Nicolas Island forty years ago, and died a couple of weeks later. The island abounds in interesting relics.

SAN BERNARDINO COUNTY.

San Bernardino County is the largest county in the State, and one of the three largest counties in the United States, embracing an area of 18,550,000 acres. This area has been somewhat reduced by the creation of Riverside County, as mentioned on a previous page. The greater portion of the county is composed of mountains and what is now desert land. Much of the desert is, however, destined to be reclaimed by water from the great mountain watersheds.

The county is an inland one, being the only county in Southern California, except the new county of Riverside, without a coast line. The population, by the census of 1890, was 25,497.

The mountains abound in valuable minerals and there are several productive mines of gold and silver. Fine marble and building stone is also found. There is a considerable lumbering business on the mountains.

The railroad facilities are unexcelled. The main overland lines of the Santa Fé and Southern Pacific systems traverse the county; also two branches of the first-named system and a short line of the Southern Pacific.

Traveling from Los Angeles on the Southern California line of the Santa Fé system the first place reached in San Bernardino County is *ONTARIO*, the railroad depot being at the northern extremity of the settlement and known as North Ontario. All the towns along this foot-hill belt are tapped by both the Santa Fé and Southern Pacific overland systems, thus affording excellent transportation facilities.

Ontario was aptly named a "model colony." It has an air of quiet thrift, neatness, and prosperity that favorably impresses the visitor.

From Ontario a short line of railroad runs to *CHINO*, where is the only beet-sugar factory in Southern California, now about to enter upon its third season. There are nearly five thousand acres planted to sugar beets. Last season's output of sugar amounted to about four thousand tons. The Chino Valley lands are very fertile.

San Bernardino City is the county-seat. The census gave San Bernardino 4,005 people. Since then the city-limits have been enlarged.

THE REDLANDS COUNTRY.

One of the most beautiful sections of Southern California is the upper foot-hill region of the Santa Ana Valley, beyond San Bernardino. It bears the same relation to this valley that Pasadena does to the San Gabriel, only that the view of snow-capped peaks from Redlands is grander than that from Pasadena, the shining mountains being, on a clear day, apparently within a stone's throw of the spectator.

The growth of REDLANDS has been entire since 1887. It was incorporated in November, 1888, there being 283 voters. At the election in November, 1890, there were 367 ballots cast. There are 780 names of electors on the great register issued last fall.

Redlands has a fine water-supply, which, in addition to its irrigation service, is being utilized to furnish electric power. The soil and climate are perfectly adapted to citrus culture, and Redlands' oranges take first rank. There are already over 3,500 acres of orange groves in the district.

Redlands has a most commanding and attractive location. Its citizens are full

of energy and visitors can scarcely credit the statement that all the solid improvements they see are the work of five short years. The city has paved streets, a sewer and storm-water system, two street railways, a \$30,000 school building, twelve church organizations, two newspapers (one daily), three banks, an opera house, excellent hotels, and a number of handsome brick blocks.

Redlands is reached by three railroads, the "Kite-shaped track" of the Southern California Railway, the Southern Pacific, and a motor line.

Judging from what has been accomplished during the past five years, he would be a bold man who would set a limit to the possible growth of Redlands between now and the end of the decade.

MENTONE is charmingly located, three miles east of Redlands, at the extreme upper end of the valley, at an elevation of 1,640 feet.

The HIGHLAND district is noted for its fine oranges.

About thirty miles east of San Bernardino, on the main line of the Southern Pacific, is BANNING, situated in the San Geronio Pass, at an elevation of 2,317 feet, overlooking the Colorado Desert. Banning is a great health resort for consumptives, and a deciduous fruit region.

The largest fruit-cannery in Southern California is located at COLTON, which turned out about one million two hundred and fifty thousand cans last season. A fine pavilion has recently been completed, in which the Southern California State Citrus Fair was held in March.

THE RIVERSIDE REGION.

Riverside, the beautiful city of orange groves, is a striking example of what can be accomplished in Southern California by well-directed efforts in irrigation. A little over twenty years ago the site of Riverside was a forbidding, arid plain, covered with cacti and brush. This season the district ships 2,000 car-loads of oranges, and there are nearly ten thousand acres of groves within a radius of a few miles.

At Riverside the advantages of city and country life are combined. Most of the residences stand in spacious orange groves, and the daily mail is delivered at the houses. The people are cultured and refined. Riverside is said to have a greater per capita wealth than any other city in the United States. There are four banks, with average deposits of \$1,200,000, and two savings and loan societies. The population, by the census, was 4,683. The assessed valuation of property is nearly \$5,000,000.

One of the features of the Riverside section, to which it owes its wealth and beauty, is the system of canals, by which an unlimited amount of water is always available for irrigation purposes. A complete domestic water system is being rapidly extended to every part of the settlement.

The picking, packing, and shipping of an orange crop worth about \$1,000,000 employs many people. Within the city proper there are at least twelve packing-houses, and several more just outside. Besides the orange groves, there are over 1,200 acres in raisin-grapes within the district, from which from 200 to 250 car-loads of raisins are shipped. New orchards are constantly being planted in out-lying sections.

As mentioned on a previous page, Riverside is now the center of a new county of that name.

EAST RIVERSIDE is at the junction of the Perris and Riverside branches of the Southern California Railway. There are extensive citrus nurseries here. Here is an electric-light plant, operated by water-power, that supplies light to Riverside, Colton, and San Bernardino.

A short distance farther south is ALESSANDRO, a new citrus colony, that is being rapidly improved. Up in the mountains is MORENO, a pleasantly located settlement with a grand view and fine climate.

Journeying west from Riverside, past ARLINGTON, a growing suburb, with fine orange groves, SOUTH RIVERSIDE is reached. It has a slightly location on a sloping mesa. Though only founded about six years, it has made rapid growth. There are over 1,500 acres in citrus fruits. Considerable manufacturing is done here, including vitrified pipe, fire-brick, pottery, porphyry paving, fertilizers, etc,

Questions Answered.

Many facts about Southern California, not included in the preceding pages, will be found in the following paragraphs, which answer a number of questions that are constantly being asked about this section:

Southern California, as generally understood, includes that portion of the State lying south of the Tehachepi Mountains, and comprising the seven southern counties of Santa Barbara, Ventura, Los Angeles, San Bernardino, Orange, Riverside, and San Diego.

This section differs from the rest of the State in having a drier and slightly warmer climate, more even temperature, and more fair and sunny days.

Rain falls in the winter, but seldom for more than three or four days at a time, the intervals being warm and sunny. The average rainfall for the year is 18½ inches.

Epidemic diseases, poisonous insects, tornadoes, cyclones, and thunder storms are conspicuous by their absence. It is twenty years since there was an earthquake severe enough to break crockery.

All productions of Eastern and Northern States can be grown here, besides those of semi-tropical and many of tropical countries.

The soil and climate are many and varied, including seashore, mountain, and warm interior valleys. The soil is deep and almost inexhaustible.

All crops, except citrus fruits, are successfully grown without irrigation, although many crops do better with it.

Water is obtained for irrigation from artesian wells, from streams, and from large irrigation plants, including dams and supply-pipes.

The orange is the chief horticultural crop. California navel oranges bring 25 per cent more than the best Florida fruit. Southern California shipped about 7,000 car-loads of oranges last season, worth over \$3,500,000.

There is no danger of over-production of oranges for many years to come. The area of land adapted to grow oranges to perfection is comparatively limited, and the home markets, which have not yet been reached, are large and expanding.

Budded orange trees bear a small crop four years after planting, increasing rapidly thenceforth; they yield one crop a year; land for oranges costs from \$150 to \$350 an acre; cost of trees and setting out an orchard, \$100 to \$150 an acre; care of a bearing orchard, \$15 to \$30 per acre annually.

Orange orchards pay from \$75 to \$100 an acre after the fourth year; \$200 to \$400 after seventh or eighth year; \$500 to \$1,000 after twelve or fifteen years. Full-bearing orchards are worth from \$1,000 to \$2,000 per acre.

One man can care for twenty acres of bearing orange orchard. The neces-

sary experience is easily acquired. Insect pests have been mastered, and are kept in check by ordinary attention and diligence.

Among other profitable horticultural crops raised here are lemons, olives, figs, prunes, walnuts, peaches, apricots, apples, pears, raisin-grapes, and guavas.

Barley yields 18 to 50 bushels per acre. Wheat, 12 to 35; oats, 10 to 70; corn, 40 to 100 bushels without irrigation, 60 to 120 bushels with irrigation.

Green peas, string-beans, tomatoes, and other tender vegetables are shipped in winter to the North and East from frostless sections.

Small fruit and other crops can be raised between orchard-trees while the trees are growing.

The sugar-beet industry is being developed. One of the largest beet-sugar factories in the world is at Chino, in San Bernardino County.

Among general farming crops raised are beans, alfalfa, peanuts, and potatoes. Alfalfa, irrigated, can be cut from five to eight times a year, yielding from six to ten tons of hay, worth \$12 to \$14 a ton.

As a stock-raising country Southern California is unrivaled.

Fowls sell at \$5 to \$6 a dozen; eggs average 25 cents a dozen. Car-loads of both are imported weekly. Poultry-raising is profitable when proper care is given.

Dairy products find a ready market at high prices, much butter and cheese being still imported.

No other section of the United States raises so large an amount of the choicest honey.

Among the mineral products of Southern California found in commercial quantities are petroleum, asphaltum, borax, gypsum, soda, salt, tin, silver, and gold.

Ordinary agricultural land ranges in price from \$10 to \$100 per acre; good deciduous fruit land, without irrigation, from \$25 to \$100, according to quality of soil, climatic conditions, and proximity to town and railroad.

Improved farm property can be bought all the way from \$50 to \$500 per acre. Easy terms can be obtained, generally, on part of the purchase price.

There are many thousand acres of cheap lands and relinquishment of Government claims to be had, but they are comparatively far from market and more or less mountainous.

All varieties of produce find a ready market, either for home consumption or shipment.

Land can be rented for grain or hay at \$2 to \$5 an acre; for vegetables and fruits, where water is supplied, at \$10 to \$25. Land can also be rented on shares, generally for a third of the crop. Improved places, with buildings, may also be rented at a reasonable rate by the year.

The average wages are: Farm hands, \$20 to \$30 a month and board; common laborers, \$1.50 to \$1.75 per day; skilled labor (carpenters, brickmasons, etc.), \$2.50 to \$4.50 per day; clerks, \$25 to \$100 per month; domestic servants, \$15 to \$40 per month.

Skilled labor is generally in fair demand. Of clerks there is a surplus; also of doctors, lawyers, preachers, school and music teachers, and real-estate agents. There is a good opening in the cities for handy men who can do mechanical jobs of various descriptions and are willing to work at a reasonable rate—jacks of all

trades." Many families come here because one of their members is sick. Such people are often willing to work for very small compensation.

Rates of living are about the same as in the Middle or Western States.

Fuel is rather high. Soft coal costs \$9 to \$14 a ton; wood, \$4 to \$10 a cord. Farmers can plant the eucalyptus or gum tree, and after two years have all the fuel they need.

An average of three hundred sunny days makes it possible to work in the open air the greater part of the year. Stock and produce need little protection from the weather.

A comfortable house of from four to six rooms, in a good neighborhood in Los Angeles, convenient to car line and a mile or two from the business center, may be rented at from \$8 to \$25 a month.

Rough lumber is worth \$20 per 1,000; surfaced, \$25 to \$35. A plain, hard-finished house of five rooms can be built for \$700.

Ten acres of good land with water will support an average family comfortably in Southern California.

State, county, and road taxes average about \$1.30; city taxes about \$1; valuations generally low.

It does not pay to ship bulky household goods and farming implements to Southern California.

Los Angeles is the principal city of Southern California, and its commercial metropolis. Present population about 65,000, situated between sea and mountains, about fifteen miles from each.

Eleven railroads center at Los Angeles, of which two are transcontinental lines. The merchants do a large jobbing and wholesale trade. The development of the surrounding country is more than keeping pace with that of the city.

The assessed wealth of the city is nearly \$50,000,000; of the county, over \$80,000,000.

There is in Los Angeles a complete electric-light system, ten miles of paved streets, ninety miles of street-railroad track (cable and electric), an unexcelled school system, public library, with 30,000 volumes; numerous colleges, several parks, two handsome theaters, more telephones than any other three cities in the State combined, except San Francisco; over \$10,000,000 deposited in nineteen banks, about one thousand manufacturing establishments, small and great; scores of four, five, and six story business blocks, a \$500,000 court-house, and hundreds of costly private residences in beautiful grounds.

The boom *did* burst, but it did not hurt anybody but speculators.

The highest-priced business property in Los Angeles is valued at about \$1,500 a front foot. Good fifty-foot residence lots, two miles from the business center, can be bought at from \$500 to \$1,000.

The present is a good time to buy land, for the bottom has been reached and prices are already stiffening. Prices will never be lower than they are now.

The usual rate of interest on first-class security is from 8 to 10 per cent, the lender paying the taxes on the mortgage.

Los Angeles has three harbors, San Pedro, Redondo, and Newport, at which a coast line of steamers calls regularly. To these Santa Monica and Long Beach will soon be added.

Don't leave all your warm clothing behind you when you come to Southern California, as the nights are very cool in comparison with the days.

The question is often asked whether a man with \$2,000 can do anything in Southern California. A man with that amount, if he is willing to work and learn, can get a very good start on a small, improved place, convenient to market.

Eastern people, as a rule, find it difficult to understand how small an area of ground is necessary here to yield a good income. Many families make a comfortable living and save money on ten acres of irrigated land, while twenty acres is as much as one man can attend to properly. Don't try to farm too much land.

Contracts may be made with responsible men to care for improved places while the owners are away.

It is not practicable to raise bees among orchard trees in cultivated sections.

There are many sources of income while an orchard is coming into bearing, such as berries and winter vegetables, grown between the trees; also poultry.

As elsewhere, great bargains may occasionally be met with in real estate. Some sections, that may be as good as much-vaunted horticultural regions, are yet in the experimental stage, and there land may be had at a comparatively low price.

The best way to obtain further information as to circumstances here is to subscribe for a Southern California paper and read the advertisements. Send a dollar and order the paper sent as long as that is good for.

It is advisable not to plant too many varieties of fruit. Confine yourself to one or two varieties, unless you have a very large tract of land. It is easier to dispose of a large than of a small quantity of produce, as wholesale dealers do not care to trouble themselves with retail lots.

For the same reason, it is well to locate near those who are raising the same variety of fruit that you intend to plant. In this manner car-load lots may be made up.

The overland railroad companies do not make special rates to a number of travelers, but parties may obtain an advantage in the shape of a special car and many small conveniences.

ALTITUDES.

The following shows the altitude of various points in Southern California:

	FEET.		FEET.
Allesandro	1,536	Mount Bernardino.....	10,100
Anaheim	164	Mount Grayback.....	11,725
Arrowhead	2,100	Mount Pinos.....	9,314
Azusa	616	Mount San Jacinto.....	9,000
Baldwin	170	Mount Wilson	6,666
Banning	2,317	Murrietta.....	1,088
Barstow	2,105	National City.....	19
Bear Valley.....	6,800	Newhall.....	1,265
Beaumont	2,560	North Ontario.....	1,212
Cajon	2,927	North Pomona.....	1,074
Capistrano	138	Oceanside	44
Carlsbad	41	Old Baldy.....	10,142
Casa Blanca	860	Orange.....	178
Centinela	150	Oro Grande.....	2,625
Claremont.....	1,143	Pasadena.....	829
Colton.....	977	Perris.....	1,450
Cottonwood.....	2,273	Point of Rocks.....	2,425
Del Mar.....	122	Pomona.....	857
Duarte	497	Raymond.....	748
East Highlands.....	1,332	Redlands.....	1,349
East Riverside.....	943	Redondo	25
Elsinore.....	1,281	Rialto.....	1,201
El Toro.....	428	Rivera	154
Encinitas	81	Riverside.....	875
Escondido.....	640	San Bernardino.....	1,075
Etiwanda	1,143	San Diego.....	22
Fallbrook.....	307	San Dimas.....	941
Fullerton	160	San Jacinto.....	1,535
Garvanza.....	556	San Juan	18
Glendora	747	Santa Ana.....	135
Hesperia	3,184	Santa Fé Springs.....	159
Highland	1,315	Santa Monica.....	20
Inglewood	117	South Riverside.....	603
Lamanda Park	735	Summit.....	3,819
Lincoln Park.....	635	Temecula	1,001
Linda Vista	377	Vernon	117
Lordsburg	1,041	Victor	2,713
Los Angeles.....	270	Wildomar	1,242
Mentone.....	1,640	Winchester	1,467
Modjeska	341	Yorba	265
Monrovia	434		

AS OTHERS SEE US.

At a banquet given by the Los Angeles Chamber of Commerce, at Redondo Beach, on February 25, 1898, at which only Southern California products were served, a number of interesting speeches were made by, and letters of regret received from, prominent persons of national reputation, containing opinions as to the resources, attractions, and future of Southern California.

In the course of a speech, by W. H. Mills of the Southern Pacific Company, he uttered the following remarks, which made a profound impression on those present. These remarks fully corroborate the claims made in this pamphlet as to the brilliant commercial future in store for Southern California:

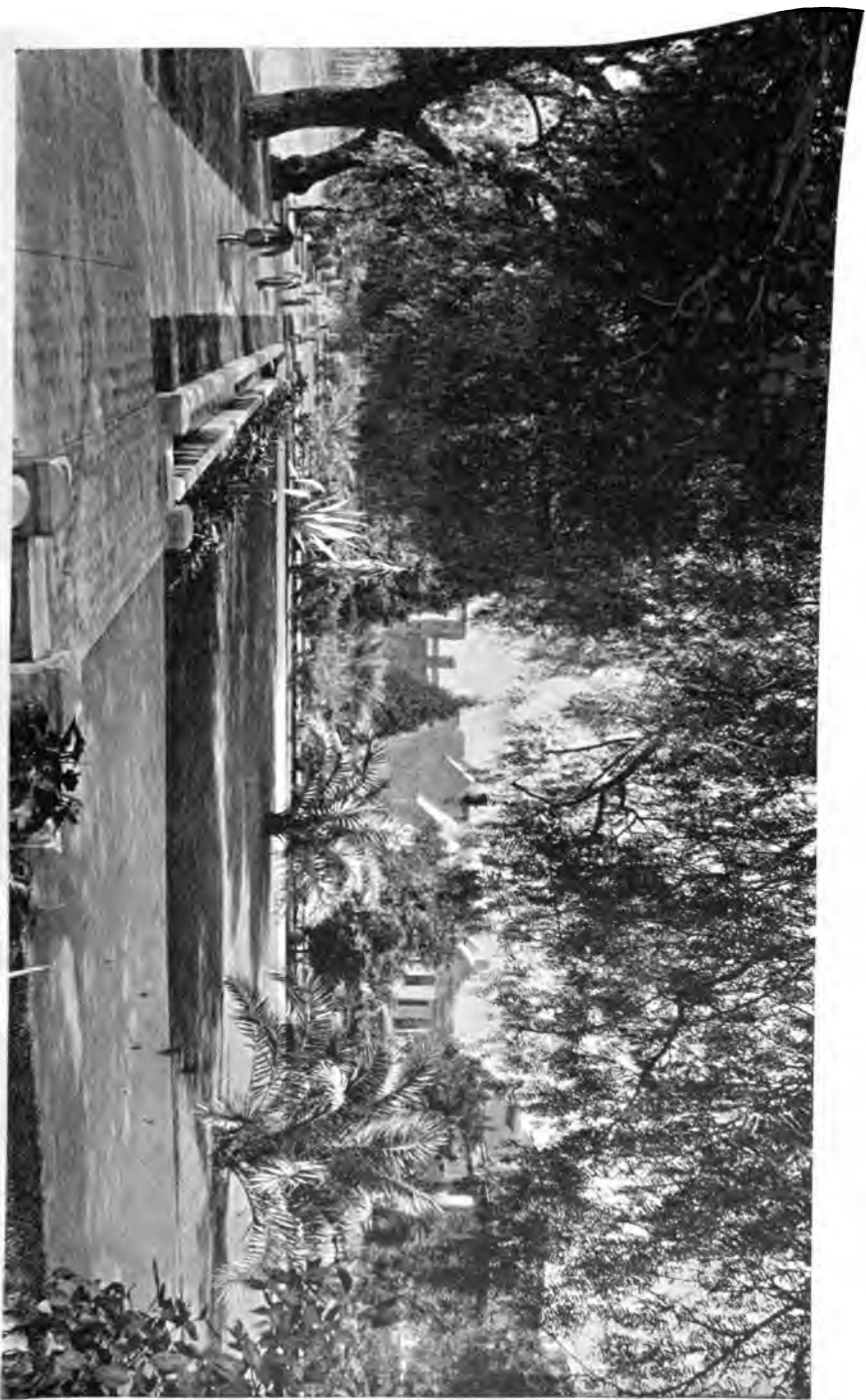
"As an industrial student of this State, I have always perceived that the shortest line of connection between tide-water on the Atlantic and tide-water on the Pacific was at some point near Los Angeles. * * * * *

Eventually, when the commercial lines have asserted themselves upon the commercial geography of this country, what necessity will there be for shipping any material for Arizona to San Francisco, to be hauled back down into that Territory? And when the canal is constructed—and I announce myself, here and everywhere, always the friend of the Nicaragua Canal—I know that work will be built, and if there is any man or men opposed to it so much the worse for them and their interests. Let it come. Whatever is best for humanity upon the whole will be accomplished at last, for private interests must always give way to public convenience and necessity. Now, when the Nicaragua Canal is constructed the wharf at Santa Monica—or at San Pedro, if you construct a wharf there—and I am entirely indifferent personally where it shall be constructed—except that I am always for our company—and wherever it is constructed, it will be a seaport opposite Los Angeles, and Los Angeles will be the city of that port. Several lines of railroad will be built. Run a line straight north from where you are to-day and it intersects Virginia City. You are nearer to Salt Lake and nearer to New York, practically, to-day than the great city of San Francisco—yet I have a genuine affection for that city."

Following are extracts from letters received on the occasion:

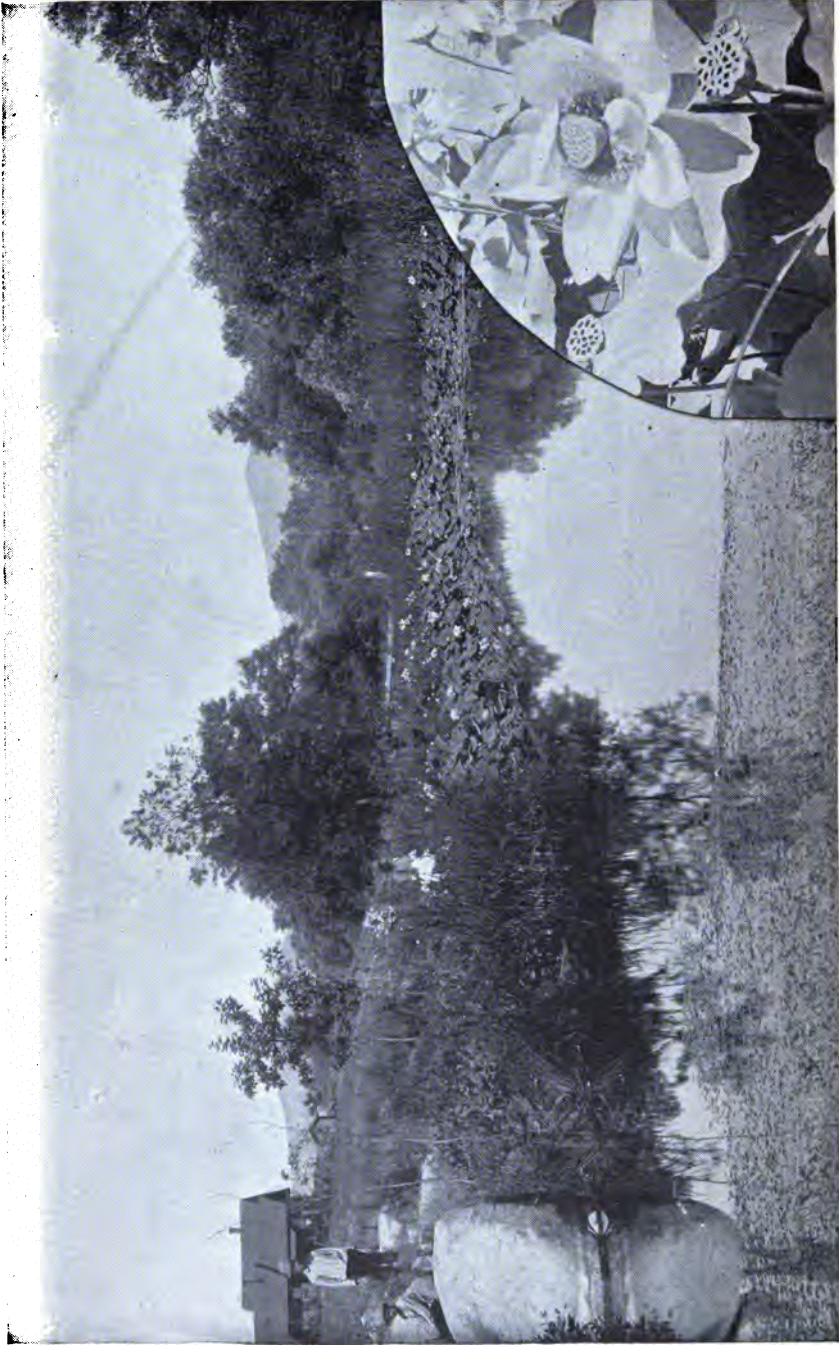
From Ex-Senator Edmunds of Vermont:

"I much regret that it is impracticable for me to have the pleasure of being present at that time. Your organization on this magnificent border of the tranquil sea suggests and tends to assure the realization of the vast possibilities this coast presents for the future advantage of the whole republic. Asia, and the regions of Central and South America, are great and almost unopened sources with which any new enterprises of commerce can have to do. These sources are prodigal of the products needful for the uses of modern civilization. With intimate and commanding relations with the Sandwich Islands, and with the Nicaragua Canal, the United States will become the just and friendly mistress of the future com-



CORNER OF FIGUEROA AND TWENTY-THIRD STREETS, LOS ANGELES.

The large shade trees along the street are peppers, which grow rapidly and attain gr at size. (This picture was taken in January.)



SACRED LOTUS OF THE NILE, SANTEE, SAN DIEGO COUNTY.

This lotus is one of the most beautiful plants in the world. It thrives in the climate of Southern California as in its native habitat.

AS OTHERS SEE US.

merce of the globe. The western shores of our country will be the most interested in, and benefited by, the great day whose dawn is just opening to the intelligent and appreciative gaze of the nation."

From Gen. W. S. Rosecrans:

"It would be very gratifying to me to be with you on that occasion, but the medical prescriptions which brought me here forbid such indulgence. You are the representatives of the commerce of a city of 65,000 inhabitants, now dwelling and doing business in elegant and substantial modern houses and stores, where, in April, 1866, when I first saw it, there seemed not to be more than three or four thousand people, dwelling and doing business in one-story adobe and a few two-story plain brick and frame houses. A brief statement of the views and impressions I had on April 10, 1866, when I first saw Los Angeles, might be of interest to you. My views have not altered, and they are confirmed by the substantial prosperity now manifested in the numerous flourishing, well-built towns, villages, and plantations surrounding your city. I should be glad to thus interest you, but the doctors and prudence forbid.

"I can not refrain, however, from saying some words to show my appreciation of the contrast between the month of January in the East and the same month in this favored State. In the East, the thermometer below zero, the country covered with snow, and rivers and lakes frozen; while in and around Los Angeles we had thirty days of balmy sunshine, with flowers of every description blooming in open air. In the midst of a thousand square miles of tillable land, demonstrated to be productive for all grains and fruits both of temperate and semi-tropical climes, with an intelligent population, under the stars and stripes, the progress of Los Angeles, the metropolis of Southern California, to wealth and refinement is assured."

From George C. Magoun, of the Santa Fé Railway Company:

"In expressing my salutation to the Chamber of Commerce, and my congratulations on the results which they can contemplate of their labors, may I be permitted to add that your great State, in the judgment of all in a position to express an opinion, is only entering on a mighty career of prosperity and usefulness, of which the past is only a suggestion and a prophecy."

From Richard C. Kerens, of the Terminal Railway Company:

"It is my loss, for I should love to be with you, but am very sorry, indeed, that I shall not be able to be present on that festive occasion. Circumstances which I have been unable to control have prevented me from being in Los Angeles at this time. It is always the greatest pleasure to me to be able to visit Southern California (which at one time I considered my home), especially at this season of the year, when the rigor of the winter here, with its sleet, snow, storms, and blizzards makes life miserable for us who are compelled to remain either in the Mississippi Valley or east of the Alleghanies, and when, in my imagination, I am transported to the delightful climate of the San Gabriel Valley, with its sunshine, fruits, and flowers, I can not but again and again express regrets, especially when I realize and know of the benefits that are derived from a sojourn at Los Angeles or Pasadena during the winter months. As each year rolls by I promise myself an annual visit to California; about half the time I make it, and the other half miss it, and how much I have missed it this winter would be difficult to explain.

"During last autumn, while spending an evening with that grand American, Mr. Blaine, it was programmed that I should accompany him to Los Angeles

this winter; but alas for the purposes, promises, and intentions of man, they do not always realize those expectations. Mr. Blaine, that great American, whose loss every intelligent citizen of the republic now mourns, had set his heart upon the visit to Los Angeles, in fact had been contemplating it for many years. Many, many times have I spoken with him on the subject, and described the advantages and pleasures of its magnificent climate, scenery, and rejuvenating atmosphere. With him California was always a special pride, and the grand State west of the Sierra Nevadas has ever championed his cause; therefore, be it said, to the everlasting credit of California, that Mr. Blaine was their ideal of statesmanship and their pride.

"It seems to me, from all accounts, that Southern California is rapidly coming to the front, and that her advantages of climate and other interests are becoming, year by year, better understood. There is no spot on the American continent, or in any other country in Christendom, so enjoyable to reside or sojourn in, in winter or in summer, as is the valley of the San Gabriel. This I say without fear of successful contradiction, and with the experience of extensive travel throughout the Old World."

From Mr. George R. Davis, Director-General of the World's Fair:

"I beg to say that I should very much like to be with you, because, among other reasons, it would give me the opportunity of again visiting a country so full of radiance and enchantment. One of the most pleasant memories is that of a trip through your State a dozen years ago. I had long cherished a fondness for California and an admiration for the Californians whom I had met, they having impressed me with their good, broad sense and enterprising public spirit. I was greatly charmed with your State, and especially with that portion of it known as Southern California, which seemed to me to be, if not quite that paradise the description of which beguiled our boyhood days, yet so near it as to particularly emphasize its charming picturesqueness.

"From four counties of that section have come more applications for pomological exhibits than from all the rest of the State, and the space has been assigned."

From J. M. Samuels, Chief of Department of Horticulture, World's Fair:

"As I write there is raging one of the fiercest blizzards of the winter, which naturally makes one yearn for the balmy breezes of your sunny clime. Having spent several delightful winters in Southern California, I learned to admire the energy and enterprise which her citizens possess to a remarkable degree. They were the first people on the face of the earth to effectually refute the opinion generally entertained that cold climates alone are conducive to quick action, physically and mentally. Even a pessimist would not be long in discovering the cause for such conditions. Nature has done so much in soil and climate to aid man in producing crops and adorning his home that there is a continual incentive to accomplish something. There flowering plants grow so luxuriantly and fruits in such great perfection abound that every person becomes an enthusiastic horticulturist. And herein lies the charm of your country. Each home is a bower of flowers, and no garden is too small to contain at least a few fruit trees. While the Eastern business man devotes his life to acquiring a fortune and consumption, your merchants and tradesmen are irresistibly drawn from the counting-room to enjoy a few hours each day in the bright, health-giving sunshine, among your fruits and flowers."

H. W. Kreim of Tustin City, Cal., reports the yield of one acre of peanuts at 1,500 pounds. Sold at 6 cents per pound.

D. C. McClay of the same place reports the yield of five acres of peanuts at 8,000 pounds, an average of 1,600 pounds per acre.

W. W. Halesworth of Santa Ana, Orange County, reports the returns from one acre of peanuts at 1,400 pounds. These were raised between the rows of walnut trees.

J. F. McIntyre of Fillmore, Ventura County, gives the average yield per colony of Italian bees at 125 pounds of extracted honey, for which he received 6 cents per pound at the apiary.

Dozier Lewis of New Jerusalem, Ventura County, reports a yield per acre of 2,000 pounds of beans, which he sold at 3 cents per pound. These were of the Lima variety.

Zuck Graham of Ventura reports a yield from one acre of beans of 2,800 pounds. Sold at 3 cents per pound.

L. V. Kennedy of New Jerusalem, Ventura County, reports a yield of 900 pounds of peanuts per acre. For these he received 6 cents per pound. These were raised without irrigation and with very little cultivation.

L. E. Allen of San Diego reports the net returns from 125 guava plants, three years old, as \$375. These were of the Strawberry variety. He also reports that the Catty, the Yellow, the Pear, the Lemon, the Marmaduke, and the White Mexican are not as productive in Southern California as the above variety.

E. Bandle of Burbank sends to the World's Fair samples of the Dent corn, in stalk, measuring 19 feet 6 inches, 17 feet to the first ear.

THE COLORADO DESERT.

In the eastern part of San Diego County, about 50 miles from the Gulf of California, is a tract of land so peculiar in its formation and possibilities that it is deserving of special mention, the more so on account of its great undeveloped resources.

Originally covered by the sea, from which it has been severed by volcanic action, this region is surrounded by the sands that formed the old sea beach, but for ages the Colorado River poured its muddy waters into the great interior basin, and the result is that within the circle of sand lies an immense tract of river sediment, of from 10 to 150 feet in depth, and wonderfully rich.

From October to May, the climate on the "desert" is delightful. The summers are hot, but sunstrokes are unknown. The heat on the western side of the great basin is tempered by the Gulf breezes and the overshadowing San Jacinto Mountains.

At Yuma, Palm Springs, and the few cultivated points along the Colorado River, where conditions of soil and climate are similar, all fruits ripen from two to six weeks ahead of what have hitherto been considered the earliest sections of California, thus insuring the highest prices. Figs ripen during the last week of April, and bring from 50 cents to \$1 a pound, melons from May to November. Muscat grapes have been shipped in June, selling at as high a price as 20 cents a pound. Oranges of excellent quality can be placed on the market in December. Lemons grown in this section have been pronounced equal to those from Sicily. Vegetables can be raised all the year round. Dates mature and are excellent in quality. Alfalfa can be cut seven times a year. Wheat ripens in April.

The Southern Pacific Railroad crosses one side of the "desert," and the proposed San Diego and Phoenix road will pass through it.

Engineers state that this land can be easily irrigated from the Colorado River, and on a cheap basis per acre, and that the only obstacle in the way is the magnitude of the undertaking. Now that the eyes of the world are turned toward the arid lands of the West, and all available schemes of irrigation are being rapidly developed, there is every probability that the Colorado "desert" will soon be a thing of the past, and that what is now a dry waste will, before many years, contain a dense and prosperous population.

NEWSPAPERS OF SOUTHERN CALIFORNIA.

LOS ANGELES CITY.

EDITOR.

California Cultivator and Poultry Keeper.....	Goodwin & Thomas.
California Farmer and Labor Review.....	E. L. Clark.
California Field.....	
California Voice.....	James H. Blanchard.
Cause.....	E. J. Robertson.
Christian Advocate.....	Doctor Dunn.
Commercial Bulletin.....	J. J. Menzus.
Contractor and Builder.....	Lawrence.
Coronica (Spa.).....	I. Larriguibel.
Criterion.....	J. F. Cook.
Der Süd Californier.....	Otto Vogel.
Educational Exchange.....	Brainard Hanby.
Express (daily and weekly).....	H. Z. Osborne.
Family Ledger.....	Howard Dodge.
Fraternal News.....	L. C. Cummins.
Gaulois (Fr.).....	Charles Raskin.
Herald (daily and weekly).....	Ayers & Lynch.
Hotel Gazette.....	Hammer & Smith.
Journal (daily).....	Journal Company.
Le Progrés (Fr.).....	J. F. Goytino.
Los Dos Republicas (Sp.).....	A. J. Flores.
L'Union Nouvelle (Fr.).....	P. Gann.
New California.....	Louise H. Off.
Orange Belt.....	E. F. Howe.
Pacific Household Journal.....	Emma S. Marshall.
Porcupine.....	Charles Bell.
Revista Latino Americana (Fr.).....	M. R. Sancher.
Rural Californian.....	H. W. Kuechenberg.
Southern California Practitioner.....	H. Burt Ellis.
Sunday World.....	E. F. Kubel.
Süd California Post (Germ.).....	Conrad Jacoby.
Times (daily and weekly).....	L. E. Mosher, Vice-President.
Trade.....	George Rice & Sons.

LOS ANGELES COUNTY.

TOWN.	NAME.	EDITOR.
Alhambra.....	Alhambra.....	George Rice, Jr.
Azusa.....	Pomotropic.....	J. W. Jeffry.

TOWN.	NAME.	EDITOR.
Azusa	News	George Bently & Son.
Compton	New Era	McDowell & Wallace.
Covina	Argus	J. R. Coulee.
Downey	Champion	E. H. Eberle.
Lancaster	Gazette	W. S. Melick.
Long Beach	Breaker	William Galer.
Lordsburg	Southern Californian	H. R. Holsinger.
Monrovia	Messenger	J. W. Harvey.
Newhall	Examiner	
Norwalk	Call	E. P. Truitt.
Pasadena	Star (daily)	Charles A. Gardner.
Pasadena	Crown Vista	H. E. Lawrence.
Pomona	Beacon	B. Y. Havener.
Pomona	Progress	Tinsley & Haskell.
Pomona	Times	Wasson & Lea.
Redondo	Compass	George W. Lynch.
San Pedro	Times	E. B. Scott.
San Pedro	Sun	
Santa Monica	Outlook	Fisher & Woodworth.
South Pasadena	South Pasadenan	George W. Glover, Jr.
Whittier	Register	H. D. Williams.

ORANGE COUNTY.

Anaheim	Gazette	H. & C. Kuchel.
Anaheim	Journal	James E. Nugent.
Fullerton	Tribune	Edgar Johnson.
Orange	News	James Fullerton.
Orange	Post	Alice L. Armor.
Santa Ana	Blade (daily)	H. A. Peabody.
Santa Ana	Orange County Herald	Bessac & Wickham.
Santa Ana	Standard	D. M. Baker.
Westminster	Star	W. J. Thompson.

RIVERSIDE COUNTY.

Banning	Herald	H. W. Patton.
Elsinore	Press	H. McPhee.
Morino	Indicator	L. F. Hotchkiss.
Murietta	Union	H. McPhee.
Perris	New Era	Orman Oak.
Riverside	California	James H. Roe.
Riverside	Enterprise (daily)	Mark Plaisted.
Riverside	Press (daily)	E. W. Holmes.
Riverside	Reflex	J. P. Bumgartner.
San Jacinto	Register	A. G. Munn.
South Riverside	Bee	Herb. C. Foster.
Winchester	Recorder	S. M. Case.

SAN BERNARDINO COUNTY.

TOWN.	NAME.	EDITOR.
Chino	Champion	Edwin Rhodes.
Colton	Chronicle	R. M. McKie.
Colton	News	Will Bailey.
Highland (Messina P. O.)	Citrus Belt	J. M. Martin.
Needles	Eye	Anson H. Smith.
Ontario	Observer	R. E. Blackburn.
Ontario	Record	E. P. Clark.
Redlands	Citrograph	Scipio Craig.
Redlands	Facts (daily)	O. G. Sheahan.
Redlands	Leader	Doyle & Kasson.
Rialto	Orange Grower	J. W. Tibbot.
San Bernardino	Courier (daily)	J. M. Lightfoot.
San Bernardino	Kaleidoscope	J. E. Kiplinger.
San Bernardino	Times Index (daily)	C. C. Haskell.

SAN DIEGO COUNTY.

Coronado	Seaport News	Kimball & Beasley.
El Cajon	Valley News	W. H. Somers.
Encinetas	Transcript	J. L. & S. Chaffin.
Escondido	Times	
Escondido	Advocate	
Fallbrook	Union	G. F. Van Velzer.
National City	Record	H. A. Hambaugh.
Nuevo	Sentinel	J. A. Jasper.
Oceanside	Blade	A. Bert Beynon.
Otay	Press	A. J. Jenkins.
Poway	Progress	G. W. Parnell.
San Diego	Advertiser	E. N. Sullivan.
San Diego	Courier	A. C. Sullivan.
San Diego	Golden Era	Madge M. Wagner.
San Diego	Great Southwest	C. R. Orcott.
San Diego	Revista (Sp.)	T. J. Dowell.
San Diego	Science and Horticulture	C. R. Orcott.
San Diego	Southern California Farmer	J. S. Richardson.
San Diego	Süd California Deutsche Zeitung	C. F. Kamman.
San Diego	San Diegan Sun (daily)	Sun Publishing Company.
San Diego	Union (daily)	Union Publishing Company.
San Diego	Vidette	D. C. McCarthy.

SANTA BARBARA COUNTY.

Los Alamos	Central	John S. Graham.
Lompoc	Journal	J. M. Baumgardner.
Lompoc	Record	W. W. Broughton.
Santa Barbara	Herald	G. G. Childers.

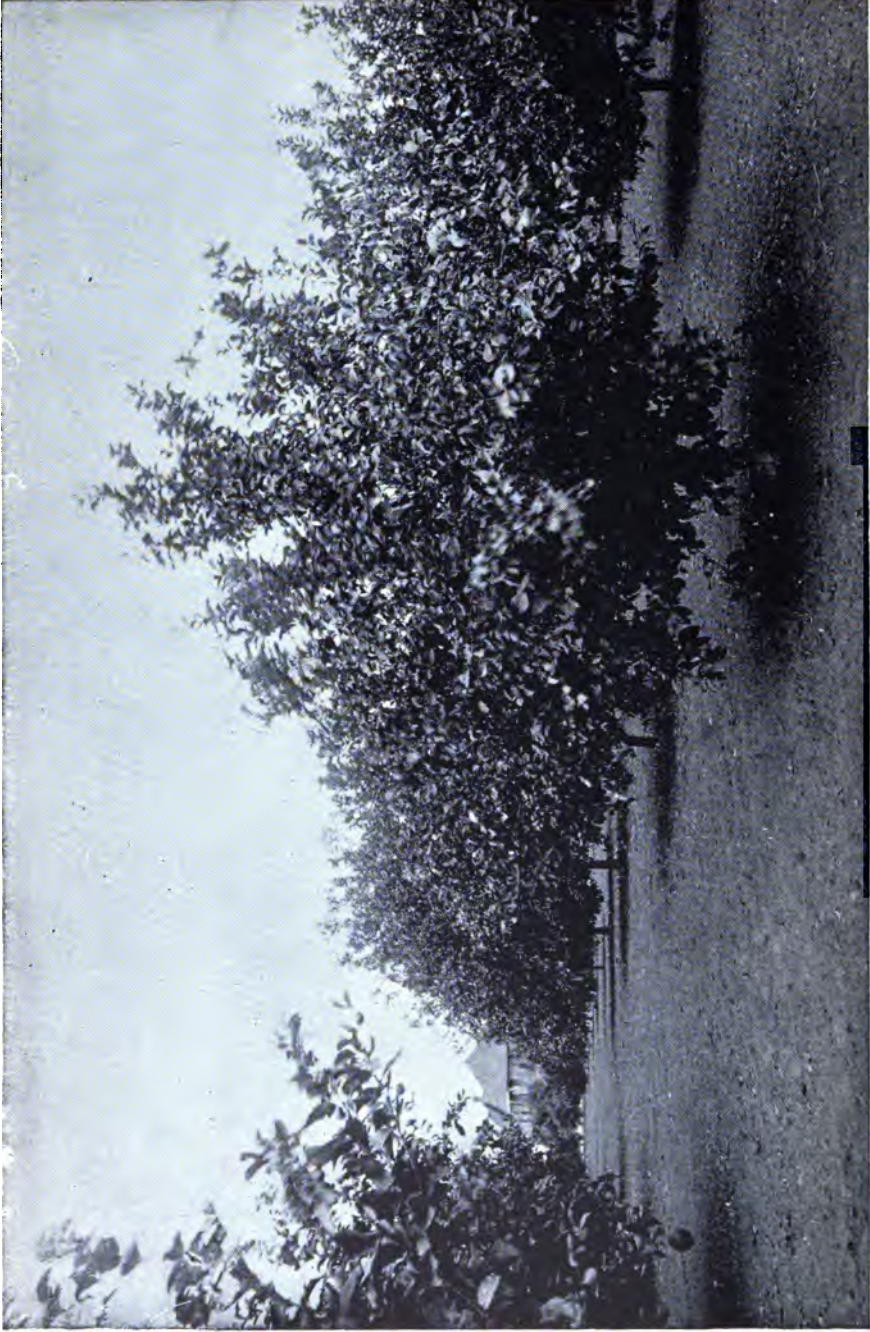
TOWN.	NAME.	EDITOR.
Santa Barbara.....	Independent (daily).....	William La Vies.
Santa Barbara.....	Press (daily).....	C. J. McDivitt.
Santa Maria.....	Graphic	J. E. Hamilton.
Santa Maria.....	Times	Jenkins & McGuire.
Santa Ynez.....	Argus	W. E. Miscall.

VENTURA COUNTY.

Huenema	Herald.....	E. O. Gerberding.
Nordhoff	Ojai	Leverett H. Mesick.
Santa Paula	Chronicle	R. M. Dague.
Ventura	Democrat	John McGonigle.
Ventura	Free Press	B. A. Sykes.
Ventura	Observer.....	Stephen Bowers.
Ventura	Venturan	A. D. Bowen.
Ventura	Vidette	F. E. Smith.



ORANGE ORCHARD AND DRIVE IN TUSTIN, ORANGE COUNTY.
(Photographed in December.)



LEMON ORCHARD, CHULA VISTA, SAN DIEGO COUNTY.
There are many flourishing lemon groves in the bay region of San Diego County.

THE CENTINELA RANCHO.



THE beautiful Centinela Valley is justly celebrated as one of the most fertile and productive valleys in Southern California. Its proximity to the Pacific Ocean gives it an equable climate—neither hot in summer nor cold in winter. The cool sea breezes in summer render irrigation unnecessary for cereals and such fruit trees as apples, pears, peaches, walnuts, apricots, nectarines, prunes, etc. This is amply proven by the flourishing condition of several fine orchards of such fruit trees as we have named that were never irrigated. The fertility of the soil is shown by the fact that from 1878, when Mr. D. Freeman, the owner, first tried raising grain on this rancho, up to the present time, there has been no failure, nor even a partial failure, of crops. This splendid property is traversed by three branches of the Southern California Railway. All the fruit trees we have named above will bear in three or four years from planting. During the time before the trees are in bearing, sufficient grain, vegetables, or nursery trees can be grown between the rows to pay all expenses of caring for them. This is shown by the fact that several experienced fruit-men have leased land from Mr. Freeman for a period of five years on the following terms: They furnish trees of varieties selected by him, and plant and care for them during that period for the privilege of raising nursery stock, corn, etc., between the rows. So that at the end of the five years the land is surrendered to Mr. Freeman covered with fine orchards of young bearing trees that have cost him nothing but the use of the ground for that period.

The demand for homes in this favored spot has recently become so great that Mr. Freeman has decided to subdivide and place upon the market about two thousand acres lying south of Inglewood. To those purchasers who will agree to improve the land they buy by planting trees exceptionally easy terms of payment will be granted.

Several thousand acres of these lands are now offered for sale at reasonable prices, and in lots from one acre upward. Cheap lots can also be purchased in the town, where parties who own farms or orchards may build their dwellings and enjoy the educational and social privileges of the community.

THE TOWN OF INGLEWOOD

is pleasantly located on a part of the Centinela Rancho, on the line of the Southern California Railway, about midway between the city of Los Angeles and the new seaport of Redondo. The town is yet in its infancy, but, with its beautiful and healthful situation, the rich lands immediately surrounding it, and the facilities for reaching market, it will develop as the resources of the surrounding lands become better known. It is well supplied with water from the celebrated Centinela springs, which is distributed, by gravity, all over the townsite through an elaborate system of pipes. The schoolhouse, which at present is also used as a church, a handsome two-story brick building, is centrally located. A postoffice, barber-shop, restaurant, several stores, and a number of well-built and handsome residences constitute the present town, besides a large brick warehouse at the railway depot, and the brick works of the "Inglewood Patent Continuous Kiln Company," which employ about forty men. There are also several nurseries near the town, which propagate all kinds of fruit and other trees. Parties wishing for more particulars regarding these choice lands should address the owner, Mr. D. Freeman, Centinela Postoffice, Los Angeles County, Cal.

PASADENA MOUNTAIN RAILWAY.



SWITZERLAND AND ITALY
COMBINED BY THE PASADENA
MOUNTAIN RAILWAY. . . .

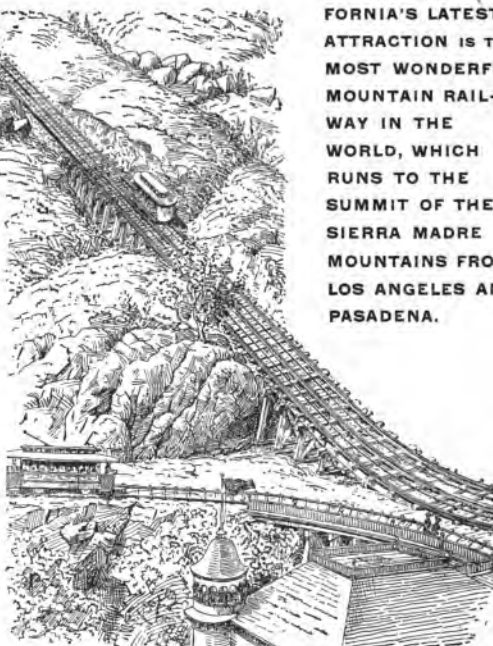
FROM ROSES AND
ORANGE GROVES TO
SNOW IN TWO
HOURS' TIME. . . .

TWO MOUNTAIN HOTELS
IN THE COURSE OF
CONSTRUCTION.

FIFTY MILES OF BRIDLE
ROADS THROUGH
ENCHANTING SCENERY.

PLEASURE PAVILION
NOW OPEN.

A GREAT OBSERVATORY
TO BE ERECTED UPON
THE HIGHEST PEAK
OF THE RANGE. . . .



SOUTHERN CALI-
FORNIA'S LATEST
ATTRACTION IS THE
MOST WONDERFUL
MOUNTAIN RAIL-
WAY IN THE
WORLD, WHICH
RUNS TO THE
SUMMIT OF THE
SIERRA MADRE
MOUNTAINS FROM
LOS ANGELES AND
PASADENA.

THE GREAT INCLINE ON THE PASADENA MOUNTAIN RAIL-
WAY, WITH GLIMPSES OF PLEASURE PAVILION AT ITS
FOOT AND ECHO MOUNTAIN HOUSE AT TOP.

CORRESPONDENCE SOLICITED ON THE SUBJECT FROM THOSE INTERESTED.

THE ATTENTION OF CAPITALISTS INVITED TO THIS AND KINDRED OPPOR-
TUNITIES FOR INVESTMENTS IN SOUTHERN CALIFORNIA, TO WHOM FULLY
ILLUSTRATED PAMPHLETS WILL BE SENT ON APPLICATION.

WRITE FOR FULL PARTICULARS TO

T. S. C. LOWE, President,
PASADENA MOUNTAIN RAILWAY COMPANY,
GRAND OPERA HOUSE BLOCK, PASADENA, CAL

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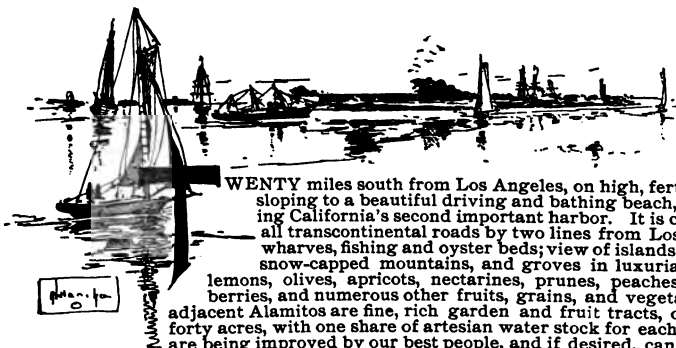
T

N. B.

LONG BEACH *

The Chautauqua of Southern California

Is an All-the-year-round Health Resort



WENTY miles south from Los Angeles, on high, fertile fruit lands, sloping to a beautiful driving and bathing beach, and overlooking California's second important harbor. It is connected with all transcontinental roads by two lines from Los Angeles; has wharves, fishing and oyster beds; view of islands, shipping, and snow-capped mountains, and groves in luxuriant perfection, lemons, olives, apricots, nectarines, prunes, peaches, figs, apples, berries, and numerous other fruits, grains, and vegetables. On the adjacent Alamitos are fine, rich garden and fruit tracts, of from one to forty acres, with one share of artesian water stock for each acre. These are being improved by our best people, and if desired, can be purchased on long time and low interest. The climate is even, and curative of nervous, dyspeptic, catarrhal, and bronchial diseases, and the water is excellent, abundant, and medicinal.

Thunder storms, excessive heat, and fierce winds are unknown, "but everlasting spring abides, and never-withering flowers." \$1,250 will pay for five acres set in lemons, with three years' cultivation when income begins.

Inquiries addressed to G. S. Trowbridge, City Clerk, Long Beach, Los Angeles County, California, or Will F. Sweeney, Secretary Alamitos Land Co., will be accurately and cheerfully answered.

... THAT THE ...

ORANGE AND LEMON INDUSTRY

IN RIVERSIDE, CALIFORNIA,

IS A CROWNING SUCCESS, HAS BECOME A TRUISM, AND THAT

ARLINGTON HEIGHTS

A TRACT OF SOME 4,000 ACRES

Is THE GEM of Riverside's crown, is equally true. Young Groves (ORANGE and LEMON), and locations of beauty for the INVESTOR and HOMESSEEKER.

A perpetual and abundant water-right in the "GAGE CANAL SYSTEM" (one inch to each five acres) is sold with these lands. This water-right is practically free, and is equal to a rainfall of thirty-five inches per annum.

Some thirteen of the twenty-two miles of the canal of this system are already lined with concrete, and the water is distributed throughout ARLINGTON HEIGHTS in steel pipes, and delivered on the highest corner of each lot.

Flowers, fruits, and vegetables flourish and mature on ARLINGTON HEIGHTS every month of the year.

Riverside is famed for her churches and schools, and ARLINGTON HEIGHTS boasts of one of the finest of the latter.

The main line of the Santa Fe R. R. between Chicago and San Diego runs parallel and adjacent to ARLINGTON HEIGHTS, affording three stations.

These lands and young groves are now being offered at reasonable prices, and on easy terms.

For map and pamphlet accurately describing these lands, address

THE RIVERSIDE TRUST CO. LIMITED

RIVERSIDE, CALIFORNIA.

N. B.—See cut of artesian wells, page 81 of this pamphlet.



.. THE RAYMOND ..

East Pasadena, California.

W. RAYMOND, **M. C. WENTWORTH,**
Of Raymond's Vacation Excursions, Boston, Mass., Of Wentworth Hall, Jackson, White Mountains, N. H.,
Proprietor. Manager.

In the beautiful San Gabriel Valley. Eight miles from Los Angeles.

Raymond's Vacation Excursions

. . . ALL TRAVELING EXPENSES INCLUDED.

Special trains of elegant Pullman Palace Vestibuled Sleeping, Dining, and Composite Cars leave Boston, New York, and Philadelphia frequently during the Winter and Spring for

SOUTHERN CALIFORNIA.

Parties go annually, also, to Mexico, Alaska, and the Sandwich Islands.

For circulars giving full particulars, call on or address

RAYMOND & WHITCOMB,

296 Washington Street (opposite School Street), Boston.

31 East Fourteenth Street (corner Union Square), New York.

111 South Ninth Street (under Continental Hotel), Philadelphia.

WILLAMETTE STEAM MILLS LUMBERING AND MANUFACTURING CO.

WHOLESALE DEALERS IN

Oregon Pine and California Redwood

—Lumber

We make a specialty of Railroad Car Material, Ties, Bridge
Timbers (in extra sizes and lengths), and Piling.

YARDS AT REDONDO BEACH, CAL.

LOS ANGELES OFFICE,

204 SOUTH SPRING ST.

CHAS. WIER, AGENT.

MILLS AND YARDS AT

PORTLAND, OREGON.

JULIUS ORDWAY, MANAGER.

CORRESPONDENCE SOLICITED.



CALIFORNIA WINE MERCHANT

We will ship two sample cases assorted wines (one dozen quarts each) to any part of the United States, **FREIGHT PREPAID**, upon the receipt of \$9.00. Pints (24 in case), 50 cents per case additional. We will mail full list and prices upon application.

Respectfully,

C. F. A. LAST,

131 North Main Street, LOS ANGELES, CAL.

101

101

FIRST NATIONAL BANK OF LOS ANGELES, CAL.

CAPITAL STOCK, \$200,000.00.
SURPLUS AND UNDIVIDED PROFITS, \$309,000.00.

... OFFICERS ...

J. M. ELLIOTT, PRESIDENT.
J. D. BICKNELL, VICE-PRESIDENT.
G. B. SHAFFER, ASST. CASHIER.

... DIRECTORS ...

J. M. ELLIOTT.
S. H. MOTT.
J. D. BICKNELL.
H. MABURY.
D. M. MCGARRY.
J. D. HOOKER.
WM. G. KERCKHOFF.

CONDENSED STATEMENT OF THE CONDITION

Of the First National Bank of Los Angeles, at the close of business, May 4, 1893.

RESOURCES		LIABILITIES	
Loans, Discounts, etc.,	\$1,335,145.51	Capital Stock,	\$ 200,000.00
U. S. Bonds, 4's par,	50,000.00	Surplus,	50,000.00
Stocks, Securities, etc.,	247,760.47	Undivided Profits,	259,137.91
Banking House and other Real Estate,	125,674.00	Circulation,	43,200.00
Cash on hand,	\$289,316.86	Deposits, Individual,	\$1,865,607.51
U. S. Treasurer,	2,250.00	Deposits, Banks,	102,393.72
Due from Banks,	470,192.30		1,968,001.23
	761,759.16		\$2,520,339.14
	\$2,520,339.14		

PRINCIPAL CORRESPONDENTS

Massachusetts Nat. Bank, Boston; First Nat. Bank, N. Y.; Merchants Nat. Bank, Chicago; Nat. Bank of Illinois, Chicago; Continental Nat. Bank, St. Louis; Third Nat. Bank, St. Louis; Nat. Bank of Kansas City, Kansas City, Mo.; First Nat. Bank of California, San Francisco; Barclay & Co., 54 Lombard St., London.

HUNTER & DAVIDSON, REAL ESTATE, INVESTMENT BROKERS

Orange, Lemon, and Walnut Groves and Lands a Specialty.

111 South Broadway, LOS ANGELES, CAL.
Refer to First Nat. Bank and Southern California Nat. Bank. Correspondence Solicited.

W. C. PATTERSON & CO.
Wholesale Fruit and Produce Dealers. Green Fruits, Potatoes, Onions, Beans, Butter, Cheese, Eggs, Poultry, Etc.
110 NORTH LOS ANGELES STREET, LOS ANGELES, CAL.

SOUTHERN CALIFORNIA NURSERY AND FRUIT COMPANY,
WHOLESALE AND RETAIL NURSERYMEN,

Salesyard: North of Colorado St. on Raymond Ave.
Orchards planted and cared for. Fruits bought and sold. Correspondence solicited. References given.
SHELHAMER BROS. & HEWITT,
PASADENA, CAL.

PASADENA NATIONAL BANK

OF PASADENA, CALIFORNIA.

CAPITAL, \$100,000. SURPLUS, \$15,000.

J. D. LINCOLN, President.
C. W. BROWN, Vice-President.
T. P. LUKENS, Cashier.
E. E. JONES, Ass't Cashier.

GENERAL BANKING BUSINESS.
CARLTON HOTEL BLOCK.

FIRST NATIONAL BANK, PASADENA, CALIFORNIA

P. M. GREEN, President.
A. H. CONGER, Cashier.

CAPITAL, \$100,000.
SURPLUS, \$60,000.

HOTEL PALOMARES

V. D. SIMMS, MANAGER.

POMONA, CALIFORNIA.



A strictly first-class house of 130 large rooms elegantly furnished.

Sunny rooms and porches, specially designed for families and tourists; in the midst of orange groves, in a rich valley surrounded by fine mountain scenery.

Situated on the main lines of the Southern Pacific and Santa Fe Railways, 32 miles east of Los Angeles.

RATES, \$2.50 TO \$3.50 PER DAY. \$12.50 TO \$17.50 PER WEEK.

Choice Lands for General Farming

AT LOW PRICES.

\$60 TO \$100 AND UPWARD PER ACRE.

Smooth, rich, sandy loam. All under cultivation. Unsurpassed for Grain, Hay, Deciduous Fruits, etc., Nearness to city market and seaport adds value to all products. Having access by good level roads, or two lines railroads, into the metropolis of all Southern California. Beautiful scenery of mountains, valley, and ocean. Healthful location. Only six to twelve miles from Los Angeles or the ocean in two directions. Only ten miles from, and in sight of, Redondo, one of the finest health and pleasure resorts on the Southern California Coast.

BIXBY, HOWARD & CO.,

101 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA.

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PRESIDENT.

E. P. JOHNSON,
VICE-PRESIDENT.

A. C. JONES,
SECRETARY.

JNO. C. DOTTER,
TREASURER.

LOS ANGELES FURNITURE CO.

WHOLESALE AND RETAIL

FURNITURE, CARPETS, BEDDING,

Cornices, Upholstered Goods, Shades.

225, 227, and 229 SOUTH BROADWAY,

LOS ANGELES, CALIFORNIA.

G. W. ELLIS & CO.,

IMPROVED LANDS, CITY PROPERTY, OIL STOCK AND LANDS.

Address G. W. Ellis, President Columbia Oil Co.

227 W. 22d Street,

Los Angeles, California.

The Lake View Tract

**RIVERSIDE COUNTY,
CALIFORNIA.**

**Ample Water Right. Delightful Climate.
Fine Soil.**

Ten thousand acres of fine Orange and Fruit Lands soon to be colonized. Soil equal to that of Redlands or Riverside. Absolute ownership of water with land. No water rentals. Early applicants will obtain advantage of lowest prices. For particulars, call on or address,

LAKE VIEW LAND COMPANY,

146 Broadway, New York City. Bryson Block, Los Angeles, Cal.
McAbee Block, Redlands, Cal.

Or THOS. F. MITCHELL & CO., Room 8 Otis Block,
142 and 144 La Salle Street, Chicago.

A Guaranteed Eight Per Cent Investment

IN THE CAPITAL STOCK OF THE COMPANY OWNING

The Largest Orange Grove in the World.

LOCATED NEAR MORENO, RIVERSIDE COUNTY, CALIFORNIA.

FOR PARTICULARS, CALL ON OR ADDRESS,

ALESSANDRO ORANGE GROVE AND FRUIT CO.,

146 Broadway, New York City. Bryson Block, Los Angeles, Cal.
McAbee Block, Redlands, Cal.

Or THOS. F. MITCHELL & CO., Room 8 Otis Block,
142 and 144 La Salle Street, Chicago.

ORANGE COUNTY ✱

THE GEM OF SOUTHERN CALIFORNIA

Although the smallest, it has a greater number of tillable acres than any other Southern California county. The diversity of its soil renders it adaptable to the culture of a greater variety of products, while the abundance of its water supply from streams and artesian wells eliminates the probability of a failure of crops. Its mesa lands and foot-hills afford abundant pasture for the herds of sheep and cattle that graze upon them. Its damp lands produce every variety of agricultural products, from the perpetual verdure of the alfalfa to the towering corn-field, between whose rows mammoth pumpkins, weighing a couple hundred pounds, are readily found. Its uplands and mountain canyons are adapted to every species of fruit, deciduous and citrus, which grow in a semi-tropic climate. Its peat lands, varying in depth from one to seventy feet, produce berries and vegetables of mammoth sizes, delicate flavor, and unusual quantity, while from beneath its foot-hills and mountains minerals both valuable and useful are being constantly removed by the miner.

The residents of the county are industrious, frugal, prosperous, and contented. The improvements which beautify the ranches, and the substantial residences, business blocks, and public buildings, which add stability to towns of the county, are largely the result of the development of the county's resources. Comparatively little foreign capital has been imported for this purpose.

Santa Ana, its county seat and commercial center, is a city of about five thousand inhabitants. Its well-equipped water-works, wide streets, traversed by street cars, and abundantly lighted by electricity and gas, together with its manufactures, display the enterprise of its citizens. Its well equipped and conveniently arranged public school buildings, together with the patronage bestowed upon its centrally located public library, are the best evidences of their intelligence and interest in education, while the number of well filled churches which greet their pastors each Sabbath morn, and the strength and number of the secret societies sustained, indicate their religious and moral tendencies and characteristics.

The remaining towns of the county are similar to Santa Ana in many respects.

The transportation facilities of all are unrivaled, thus affording all the means of disposing of their products and adding to the comforts of life. Many of the large ranches in the county are awaiting the husbandman's plow, and the home-seeker is welcomed to every portion of the county.

Those desiring further information pertaining to any portion of the county can obtain the same by addressing the

ORANGE COUNTY CHAMBER OF COMMERCE

SANTA ANA, CALIFORNIA

W. H. PERRY, President. W. J. BRODRICK, Vice-President. H. W. HELLMAN, Treasurer.
S. H. MOTT, Secretary. S. B. CASWELL, Auditor.

LOS ANGELES CITY WATER COMPANY

CAPITAL, \$1,240,000.

This corporation was organized in August, 1888, for the purpose of supplying the inhabitants of the city with water for domestic use, and such other needs as the public required. Prior to that time the city authorities had operated small works, taking water from the river.

The present supply of water is from the Company's water-bearing lands, several miles north of the city. These lands, while not forming a cienega, have an inexhaustible sub-flow of water, which is tapped by an elaborate system of "bleeding" pipes laid in all directions through the lands. These pipes are laid with loose joints packed about with broken rock and gravel, thus allowing the water to percolate through and enter the pipes all along the line.

Several miles of these pipes form a ganglion, the output being about ten million gallons a day of pure spring water.

The mains lead to an inlet tower, from which the water is conducted in large conduits and tunnels to the distributing reservoir in the city.

This Company has now about 12,000 service connections, and supplies all the water used for domestic purposes.

The interests of the Company and the city which it supplies are almost identical. Both the city and the Company have been prosperous, the progressiveness of the Company having determined to a great extent the prosperity of the city.

If we measure the future by the past, we have to contemplate in this Company an association not excelled in importance by any on the Pacific Coast.

FRED E. FAY, DEMERS, FAY & CO., Wholesale Produce Merchants Vice-President and Secretary EMPIRE STRAW LAUNDRY

Excellent literature describing Southern California and the several routes to it sent free to any one contemplating a trip to this coast, by sending name and address to FRED E. FAY, LOS ANGELES, CALIFORNIA.

The Riverside Land Co.,

RIVERSIDE, CAL.

The best orange and lemon land under the old Riverside Canal, free from frost, with water stock paid up, at \$250 to \$300 per acre on five years' time.

Write for particulars concerning fine orange and lemon land.

S. C. EVANS, President.

P. T. EVANS, Secretary.

F. W. BRAUN & CO.

IMPORTERS,

WHOLESALE DRUGGISTS. . . .

—AND—

MANUFACTURING PHARMACISTS.

401, 403, 405, 407 N. Main St., 152 to 162 New High St., 1, 2, 3 P. O. Court,

LOS ANGELES, CALIFORNIA.

BRANCH, 307 AND 309 FIFTH STREET, SAN DIEGO, CAL.

NEW ORLEANS,

28 and 30 Magazine Street.

NEW YORK,

20 Cedar Street.

LONDON,

85 Gracechurch Street.

—HEADQUARTERS FOR—

CALIFORNIA INSECT POWDER.

FINE CARRIAGES

MESSRS. HAWLEY, KING & CO. would invite attention to their display of Broughams, Rockaways, Victorias, Traps, Carriages, and Buggies of especial excellence and superior quality, including recent styles of Spider Phaetons, now shown at their Branch Repository,

210-212 North Main Street.

Agents for the New Haven Carriage Co., Columbus Buggy Co., and other first-class vehicle manufacturers. A very complete stock of Farm Implements and Wagons are offered at their Main Store,

164-168 N. Los Angeles St., LOS ANGELES, CAL.

UNION HARDWARE & METAL CO.

CAPITAL \$600,000.

WHOLESALE DEALERS IN

Hardware,
Coal,
Iron,
Steel,
Bolts,
Nuts,

Washers,
Iron Pipe,
Boiler Tubes,
Barbed Wire,
Poultry Netting,
Mining Supplies,

Powder,
Shot,
Shells and
Cartridges,
Carriage and
Wagon Material,

214 and 216 North Los Angeles St.,
323 to 333 Wilmington Street,

LOS ANGELES, CAL.



Gas or Gasoline Engines

We are prepared to furnish Engines of superior workmanship and power, and guarantee them.

Engines for Light Manufacturing or Pumping.

Engines for Boats.

We make estimates on Pumping Plants, and carry a stock of Power Pumps of various patterns.

STUDEBAKER WAGONS AND CARRIAGES,
And All Kinds of AGRICULTURAL IMPLEMENTS.

S. W. LUITWIELER,

200 AND 202 LOS ANGELES ST., LOS ANGELES, CAL.



120-124 S. Los Angeles St.

LOS ANGELES, CAL

\$35 per Acre For Lands Located in + + Southern California

Will grow **ORANGES, LEMONS, and all other Fruits.** \$35 takes the choice. Remember, \$35 for land as good as any in the State. Address

**SAN MARCOS LAND COMPANY,
D. P. HALE, MANAGER,
SAN DIEGO, CAL.**

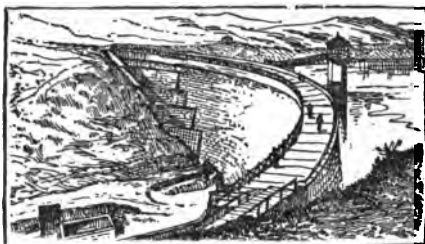
San Diego Lemon Lands

Irrigated lands, especially adapted for oranges and lemons, and deciduous fruits of all kinds. . . . Chula Vista five-acre tracts for suburban homes. . . . Business and residence property in San Diego and National City. . . . Write for particulars.

ROSS, DICKINSON & CO.,

1422 D St., San Diego, Cal.

Reference: First National Bank.



Chula Vista Lands for suburban homes in the true lemon section of Southern California.

The lands of this company are served with water from the great Sweetwater Dam. A water right is sold with each acre of land, insuring a permanent supply for all time.

Several thousand acres have been planted to oranges and lemons, are now in bearing, and have demonstrated that it is no experiment.

Situated on the Bay of San Diego, within thirty-five minutes' ride of the City of San Diego, it is rapidly settling up, and offers exceptional inducements to those

who would combine social advantages with business opportunities.

SPECIAL FEATURES.—A perfect water system with an assured supply of water; unequaled success in growing and curing lemons; freedom from frosts; cool summers; thirty miles of graded streets; two lines of suburban railroads, affording easy, cheap and rapid access to San Diego; freight shipments by ocean or railroad; nearness to the future great city of the Southwest. . . . Full particulars may be had by addressing **SAN DIEGO LAND & TOWN COMPANY, 849 Fifth St., San Diego, Cal., or National City, Cal.**

NOTE.—Buy your ticket direct to San Diego. It is the terminus of the great A., T. & S. F. R. R., and your fare will be the same as to other coast points.

CONSOLIDATED NATIONAL BANK OF SAN DIEGO. . . .

Southwest Cor. Fifth and G Streets.

PAID-UP CAPITAL, \$250,000.

SURPLUS, \$150,000.

BRYANT HOWARD, President.

J. H. BARBOUR, Cashier.

W. R. ROGERS, Assistant Cashier.

DIRECTORS.—Hiram Maybury, W. R. Rogers, James McCoy, O. S. Witherby,

J. H. Barbour, Bryant Howard, A. H. Smith.

This is the oldest bank in San Diego. Its stock is nearly all owned by well-known residents of California having large real estate and other interests in San Diego.

Its management is conservative. All its officers and employees are prohibited from dealing in stocks or engaging in speculative schemes.



W.E. HOWARD,

TELEPHONE 204

SAN DIEGO, CALIF.



Hotel Brewster

SAN DIEGO, CAL.

Centrally
Located

Elevator, baths,
hot and cold wa-
ter in all suites.
All modern con-
veniences. The
most elegantly
furnished and
supplied hotel
in Southern Cali-
fornia.

Rates from \$2.50
per day up.

Write for our
souvenir.

J. E. O'BRIEN,
Manager.

PATRONIZE HOME INDUSTRY...

VIRGIN OLIVE OIL

Pressed from the fruit of the OLIVE tree, and guaranteed to be ABSOLUTELY PURE. 12 quart or 24 pint bottles in a case, packed for shipment to any part of the world. Sample cases of 6 or 12 pint bottles. Also

PICKLED OLIVES

In 3, 5, 10, 25 or 50 gallon packages. FRANK A. KIMBALL'S OLIVE OIL WORKS are the largest and most complete on the continent. 8th Avenue and 24th Street, National City, San Diego County, Cal.

THE CHAMBER OF COMMERCE

Furnishes information concerning city and country, soil, climate, productions, business opportunities, etc., without charge.

Its purpose is to assist those who think to settle, invest, or engage in business.

Correspondence invited.

ADDRESS: CHAMBER OF COMMERCE, SAN DIEGO, CAL.

OFFICERS.

Hosmer P. McKoon, President; John Sherman, 1st Vice-President; C. S. Hamilton, 2d Vice-President; R. H. Young, Secretary; Geo. W. Dickinson, Treasurer.

DIRECTORS.

Arthur G. Nason, D. P. Hale, Geo. W. Dickinson, J. C. Frisbie, Hosmer P. McKoon, Sam. G. Ingle, C. S. Hamilton, John Sherman, Geo. W. Marston, L. Mendelson, F. A. Kimball.



J. G. OGILVIE

Fruit Lands
AND
Fruit Trees
For Sale.

Specialties: Deciduous Orange and Lemon Trees.

Trees Planted
and Cared For.
227 W. 2d Street,
LOS ANGELES,
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